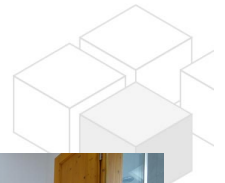


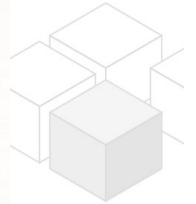
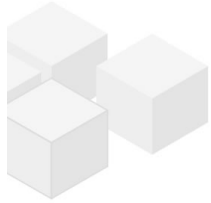
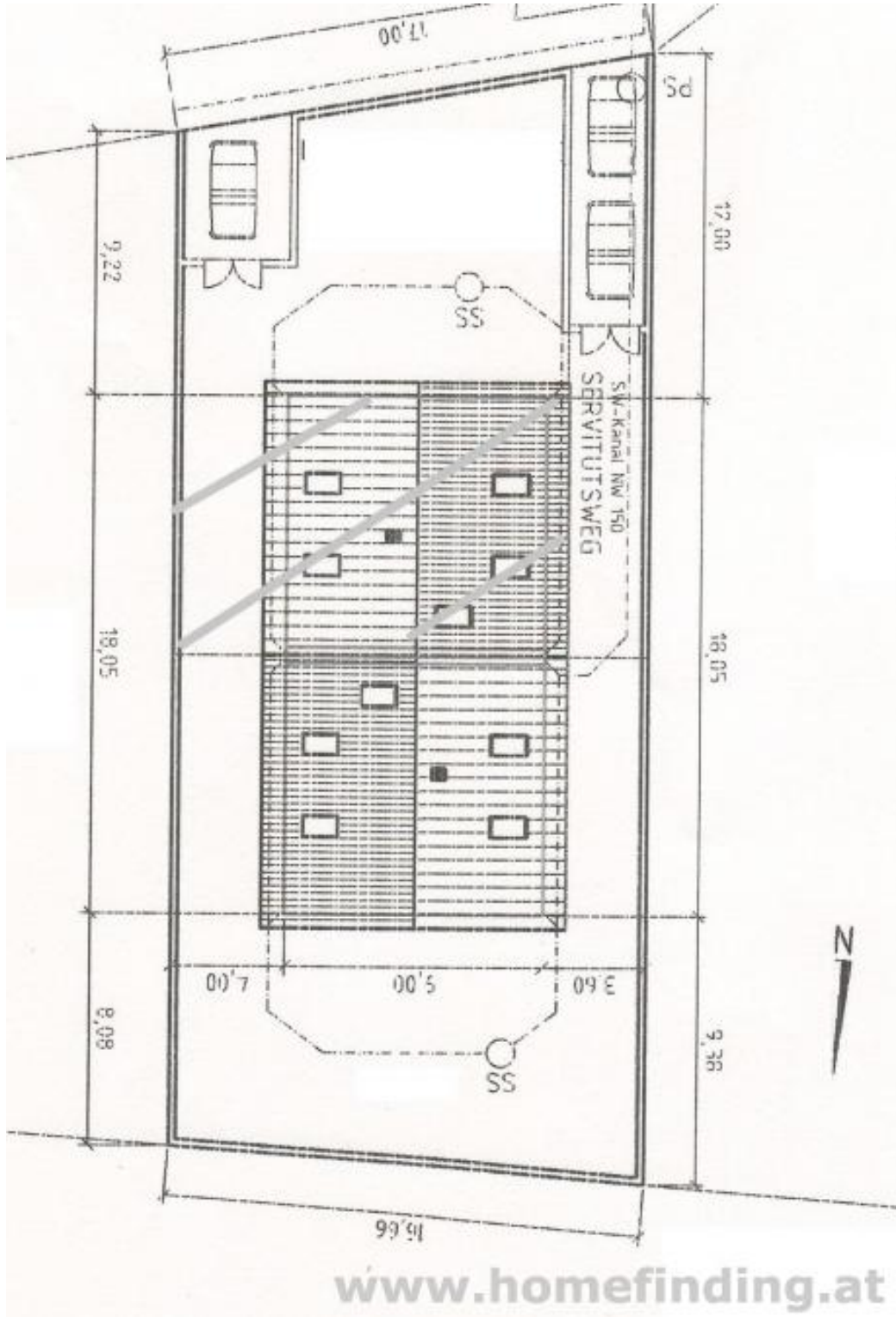
# great view: nice semi detached house at Neulengbach

➤ 3040 Ebersberg/Neulengbach, Proximity: Ebersberg, Sankt Pöltner Straße

€ 1.780,-/month



Plans



## About Property

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This modern semi detached house is situated in small town 25 minutes away from Vienna.

### LOCATION

Shops, restaurants, supermarkets can be found within 5 minutes walking distance/ short drive.

### PROPERTY

It runs over 2 levels and shows following rooms:

#### >ground floor:

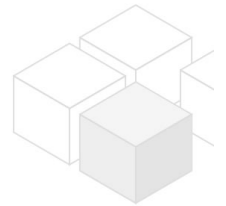
- .entree with staircase
- .living-dining room with fireplace + access to garden
- .open kitchen
- .storage room
- .guest toilet

#### >first floor:

- .hallway
- .3 bedrooms
- .bathroom (tub, shower, window)
- .separate toilet

#### equipment:

- .wooden and tiled floors
- .floor heating
- .open air parking for 2 cars.



### COSTS

rent: general maintenance costs included, VAT-free

deposit: 4 gross rents

## General

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Propertynumber	582
Property type	Haus

## Costs

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total rent	€ 1.780,-
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## Keyfacts

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living area	140m <sup>2</sup>
Grundfläche	329m <sup>2</sup>
rooms	4
bedroom	3
bath	1

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WC	2
Property age	Neubau
condition	sehr gut
Available from	Oktober 2024
Contract type	befristet

## Furnishing

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type of heating	Fussboden
Flooring	Parkettboden
parking	Freiplatz
kitchen	ja
Terrasse	1
Satellitenfernsehen	ja

## Energy Performance Certificate

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HWB Energieklasse	C
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## Lage

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Verkehrsanbindung Nähe	Bahn, Bus Ebersberg, Sankt Pöltner Straße
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