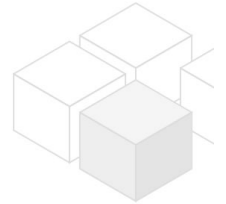
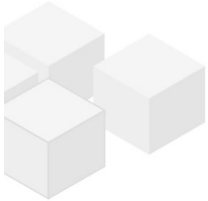


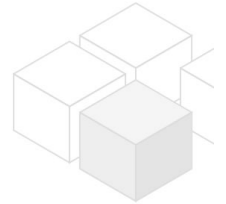
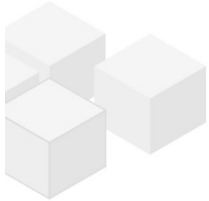
# nice House with pool in 21st district - partly furnished



📍 1210 Wien, Proximity: Leopoldauer Strasse

€ 4.700,-/month





## About Property

This very nice house with garden and pool is placed in a quiet area of the 21. district. It shows a good infrastructure because restaurants, supermarkets and public transport are nearby. The house itself shows following rooms:

ground floor: entrance, living room with exit to garden and pool, kitchen with dining place, guest toilet, garage.

first floor: hallway, two bedrooms, bathroom (shower + whirlpool + toilet), store room.

second floor: hallway, masterbedroom with bathroom.

basement: hobbyroom, bathroom with shower and toilet, sauna, store room, heating room.

equipment: wooden and tiled floors, garden, pool, sauna, air condition, alarmsystem, garage.

rent: general maintenance cost and VAT included

deposit: € 20.000,00

commission: 2 rents + 20% VAT

## General

Property number 5955

Property type Haus

## Costs

total rent € 4.700,-

Kaution € 18800

## Keyfacts

living area 280m<sup>2</sup>

Nutzfläche 380m<sup>2</sup>

Grundfläche 620m<sup>2</sup>

Grünfläche 500m<sup>2</sup>

Kellerfläche 80m<sup>2</sup>

rooms 5

bedroom 3

bath 3

WC 4

Property age Neubau

condition sehr gut

Available from nV

Contract type befristet

## Furnishing

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type of heating	Etagenheizung
furnished	ja
Flooring	Parkettboden
parking	Garage
kitchen	ja
Klimaanlage	ja
Terrasse	1
Pool	1
Sauna	ja

## Energy Performance Certificate

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HWB (kwh/m <sup>2</sup> /Jahr)	45
HWB Energieklasse	B

## Lage

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Verkehrsanbindung	S Bahn
Nähe	Leopoldauer Strasse

