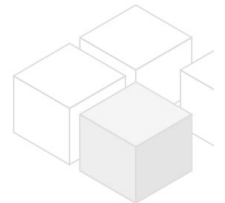
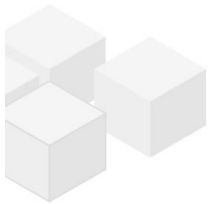


# furnished detached house with garden

📍 1190 Wien, Proximity: Pötzleinsdorf

€ 2.990,-/month



## About Property

---

This terraced house is in a beautiful location in the 19th district not far from the AIS/Neustift am Walde.

### RESIDENTIAL LOCATION

The property's central location ensures quick access to the public transport network and the best infrastructure. Facilities for daily needs such as shops, post office, banks, etc. are within walking distance.

### PROPERTY

The terraced house itself offers the following rooms:

#### >Ground floor

- .Entree
- .Bathroom (shower, toilet)
- .Utility room
- .Storage room

#### >First floor

- .Hallway
- .Living room with terrace/exit to the garden
- .Dining room with open kitchen

#### >Second floor

- .Hallway
- .3 bedrooms
- .Wardrobe
- .Bathroom (bath, toilet)

### EQUIPMENT

- .Wooden and tiled floor
- .Gas central heating
- .Furnished
- .Garage

### COSTS

Rent: general maintenance costs and VAT included

Deposit: 3 gross rents

## General

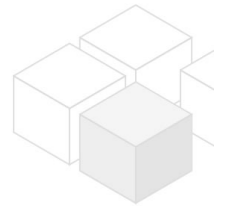
---

Property number	7333
Property type	Haus

## Costs

---

net rent	€ 2.487,60
gross rent	€ 2736.36
operating cost	€ 253.64



---

total rent € 2.990,-

## Keyfacts

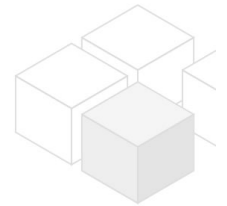
---

living area	110m <sup>2</sup>
Nutzfläche	150m <sup>2</sup>
Grünfläche	100m <sup>2</sup>
Kellerfläche	50m <sup>2</sup>
rooms	4
bedroom	3
bath	2
WC	2
Property age	Neubau
condition	sehr gut
Available from	sofort
Contract type	befristet

## Furnishing

---

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



## Energy Performance Certificate

---

HWB (kwh/m<sup>2</sup>/Jahr) 170

## Lage

---

Verkehrsanbindung	41A, 35A
Nähe	Pötzleinsdorf