

# great view: nice semi detached house at Neulengbach

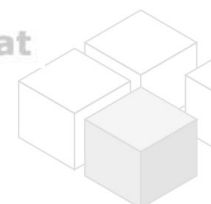
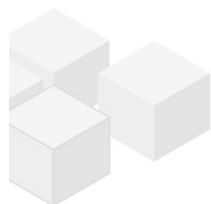
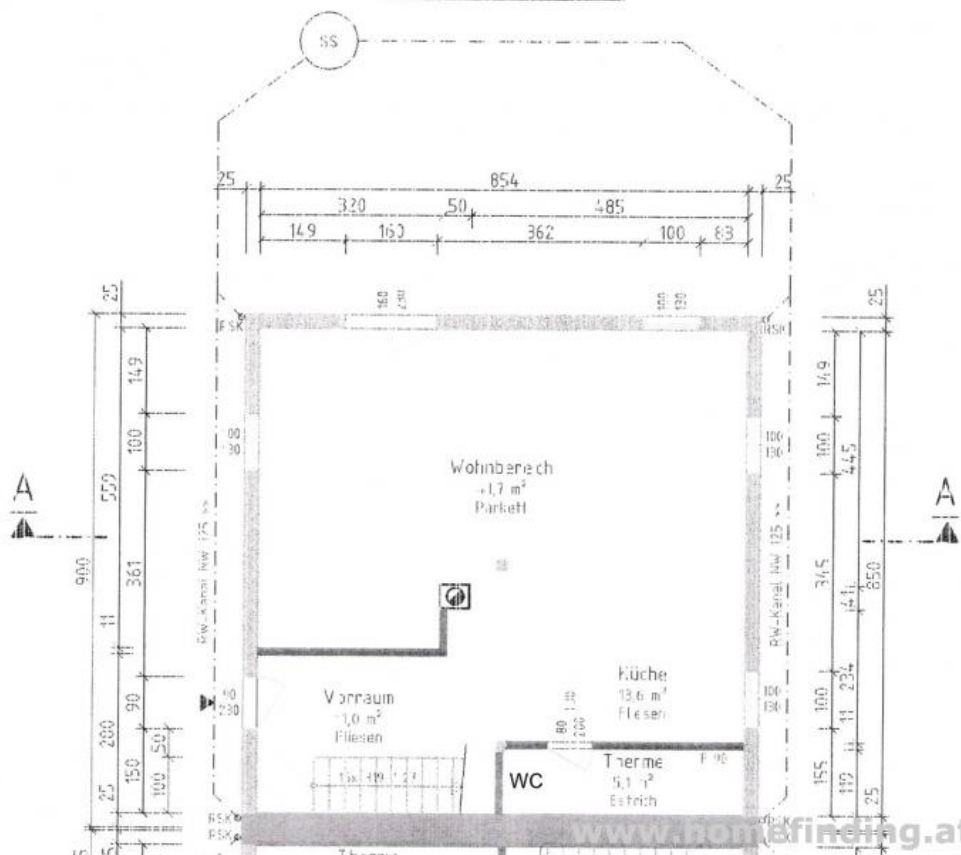
➤ 3040 Ebersberg/Neulengbach, Proximity: Ebersberg, Sankt Pöltner Straße

€ 400.000,- purchase price

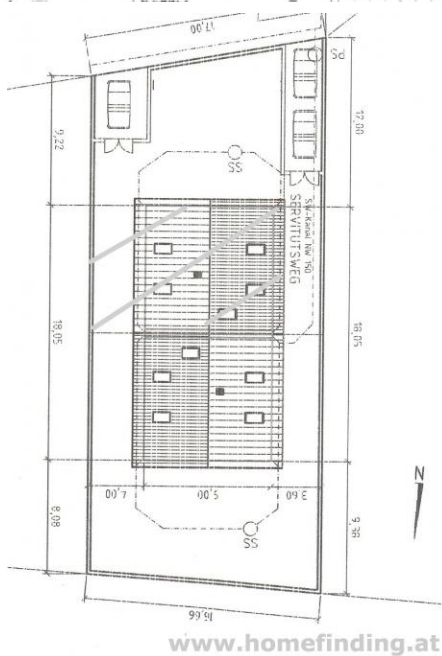
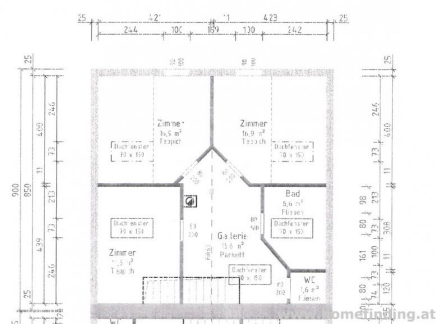


Plans

### ERDGESCHOSS



### OBERGESCHOSS



## 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
- .big living-dining room with fireplace + access to garden,
- .open kitchen
- .storage space
- .guest toilet.

#### >first floor:

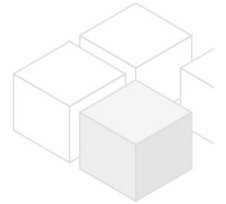
- .hallway
- .3 bedrooms
- .bathroom with tub + shower + window
- .separate toilet,

#### equipment:

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

purchase price: following costs come on top:

- . 3.5% land transfer fee
- . 1.1% land registry fee
- . commission: 3% of the purchase price + 20% VAT
- . costs of bank loan if needed
- . costs of Setting up the contract (lawyer, ..)



## General

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Propertynumber	9588
Property type	Haus

## Costs

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purchase price	€ 400.000,-
operating cost	€ 85

## Keyfacts

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living area	140m <sup>2</sup>
Grundfläche	329m <sup>2</sup>

rooms	4
bedroom	3
bath	1
WC	2
Property age	Neubau
condition	sehr gut
Available from	Oktober 2024
Contract type	--

## Furnishing

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

## Energy Performance Certificate

HWB Energieklasse	C
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## Lage

Verkehrsanbindung	Bahn, Bus
Nähe	Ebersberg, Sankt Pöltner Straße

