

great house with pond | walking distance to AIS

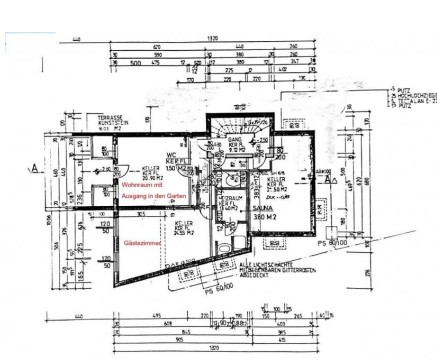
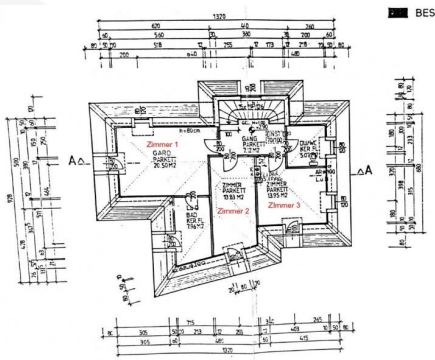
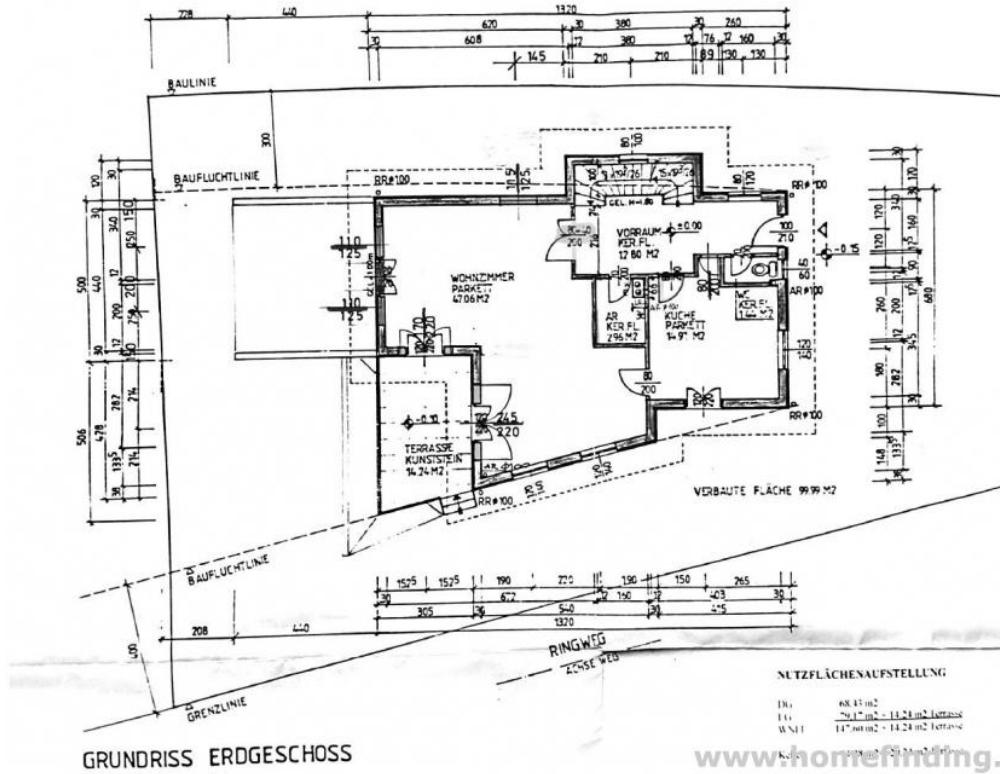


📍 1170 Wien, Proximity: AIS, Höhenstraße

€ 5.500,-/month



Plans



About Property

Very nice refurbished house with private garden and pond oclose to AIS.

LOCATION

The location is very green and calm. By a short drive (ca 7 minutes) you can reach a supermarket, pharmacy shop etc. The bus line 43a can be found within walking distance

PROPERTY

The house itself shows rooms on 3 levels:

>Ground floor:

- .entree
- .ca 47m2 living dining room with nice terrace
- .separate kitchen
- .guest toilet
- .storage room

>attic:

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

>garden floor:

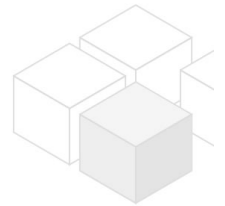
- .very nice second living room with access to garden terrace and pond
- .guest bedroom/ study room
- .bathroom with shower + sauna
- .separate toilet
- .big storage room

equipment:

- .wooden and tiled floors
- .alarm system
- .2x terrace
- .private garden with pond
- .carport

COSTS:

- rent: general maintenance costs and VAT included
- deposit: 5 gross rents



General

Propertynumber	10515
Property type	Haus

Costs

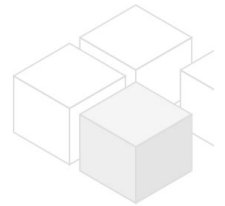
total rent	€ 5.500,-
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Keyfacts

living area	191m ²
Nutzfläche	242.08m ²
Grundfläche	982m ²
Grünfläche	800m ²
rooms	6
bedroom	4
bath	3
WC	4
Property age	Neubau
condition	sehr gut
Available from	sofort
Contract type	befristet

Furnishing

Flooring	Parkettboden
parking	Carport
kitchen	ja
Terrasse	1
Sauna	ja
Satellitenfernsehen	ja



Energy Performance Certificate

HWB (kwh/m ² /Jahr)	60
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Lage

Verkehrsanbindung	43A
Nähe	AIS, Höhenstraße