

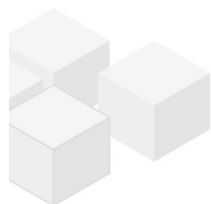
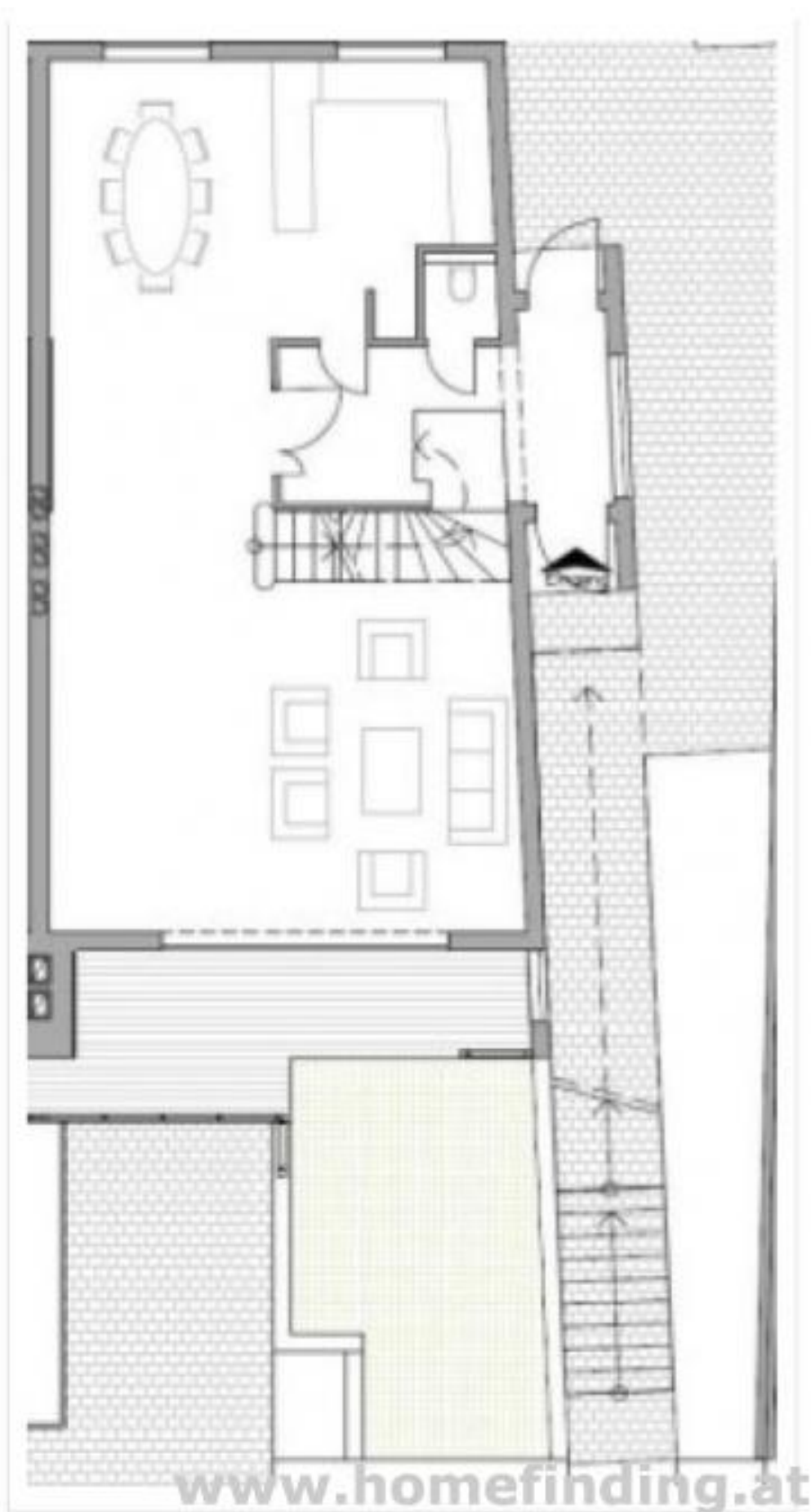
nice house in the 17th district

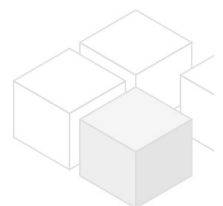
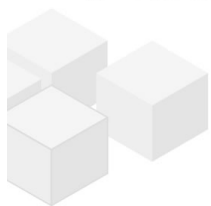
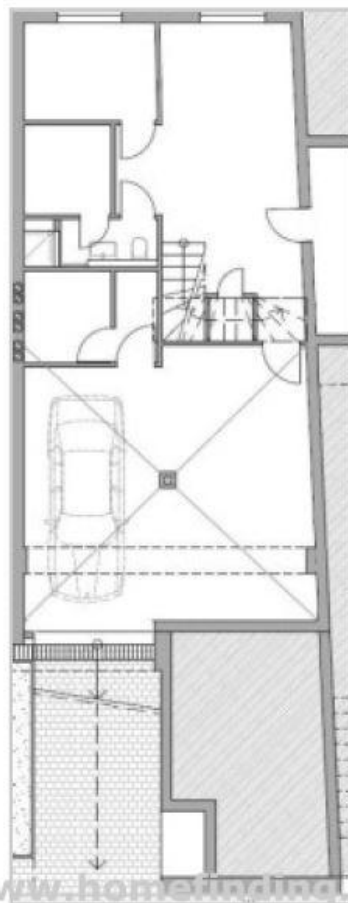
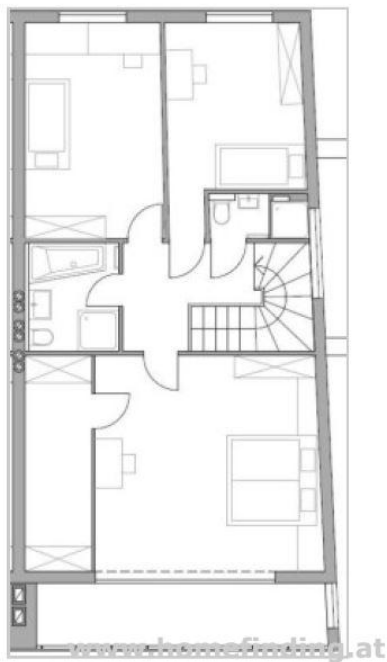
📍 1170 Wien, Proximity: Schafberg-Bad, Czartoryskigasse

€ 4.498,78 /month



Plans





About Property

This nice semi detached house is situated in calm and green neighbourhood close to a public swimming pool.

LOCATIONS

Shops, restaurants, supermarket, shopping center Neuwaldegg, tennis court etc can be reached by bus or car. Public lines can be reached by a short walk and offer a good connection to other districts.

PUBLIC TRANSPORT

42A

PROPERTY

The house offers on 2 levels following rooms:

>ground floor:

- .entree
- .living dining room with open fireplace and south-sided terrace
- .kitchen
- .toilet
- .economy room

>first floor:

- .hallway
- .3 bedrooms
- .bathroom with toilet
- .second bathroom with shower + toilet
- . balcony

>basement:

- .several rooms
- .storage room
- .sauna
- .shower
- .duplex garage

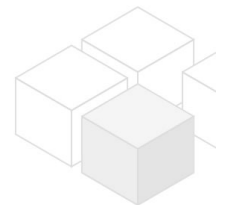
EQUIPMENT

- .wooden and tiled floors
- .white doors
- .garden
- .garage for 2 cars.

COSTS

rent: general maintenance costs and VAT included

deposit: 3 gross rents



General

Property number	107
Property type	Haus

Costs

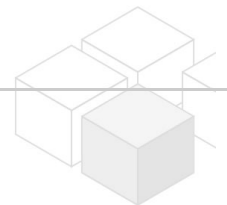
net rent	€ 3.890,-
gross rent	€ 4279
operating cost	€ 219.78
total rent	€ 4.498,78

Keyfacts

living area	200m ²
Grundfläche	300m ²
rooms	5
bedroom	4
bath	2
WC	3
Property age	Neubau
condition	sehr gut
Available from	1.8.2025
Contract type	befristet

Furnishing

type of heating	Zentralheizung
Flooring	Parkettboden
parking	Garage
kitchen	ja
balcony	ja
Terrasse	1
Sauna	ja



Energy Performance Certificate

Information	Der Energieausweis wurde angefordert, aber noch nicht zur Verfügung ges
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Lage

Verkehrsanbindung	Bus, Straßenbahn, S-Bahn
Nähe	Schafberg-Bad, Czartoryskigasse