

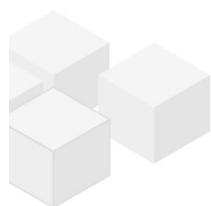
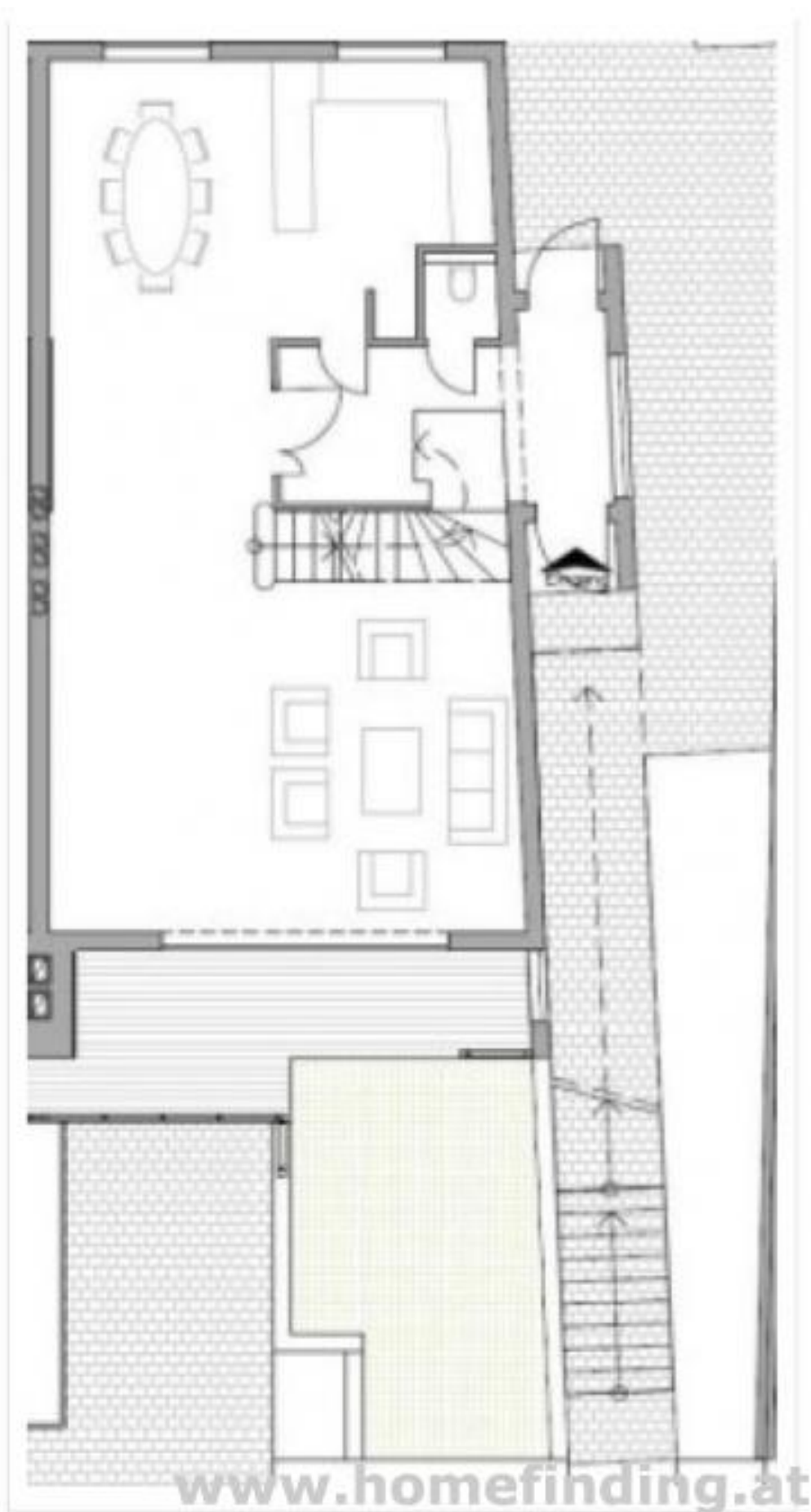
## nice house in the 17th district

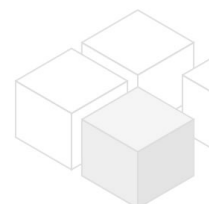
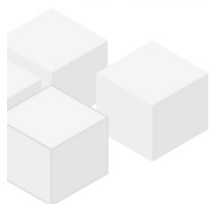
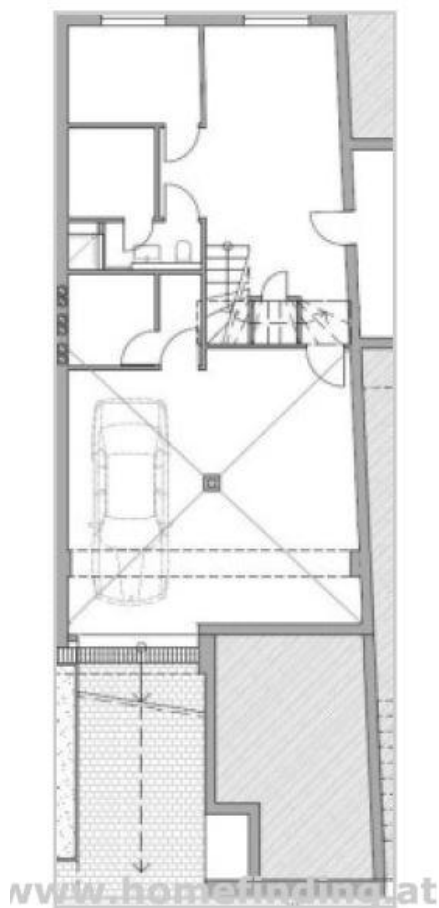
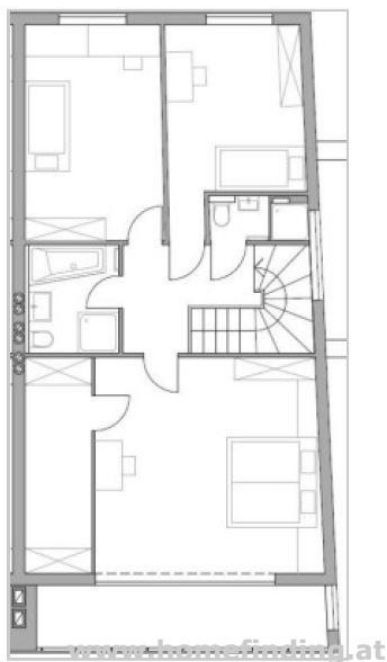
📍 1170 Wien, Proximity: Schafberg-Bad, Czartoryskigasse

€ 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

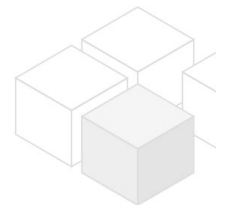
### EQUIPMENT

- .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

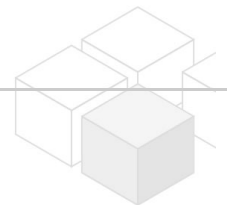
|                |            |
|----------------|------------|
| net rent       | € 3.890,-  |
| gross rent     | € 4279     |
| operating cost | € 219.78   |
| total rent     | € 4.498,78 |

## Keyfacts

|                |                   |
|----------------|-------------------|
| living area    | 200m <sup>2</sup> |
| Grundfläche    | 300m <sup>2</sup> |
| 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 |
|-------------|-------------------------------------------------------------------------|

## Lage

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