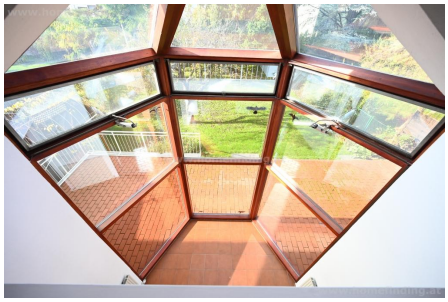
nice house with garden close to Wittgensteinstraße

📍 1130 Wien, Proximity: Wittgensteinstraße, Sillerplatz, Ursulinen, Napoleonwald

€ 3.800,- /month







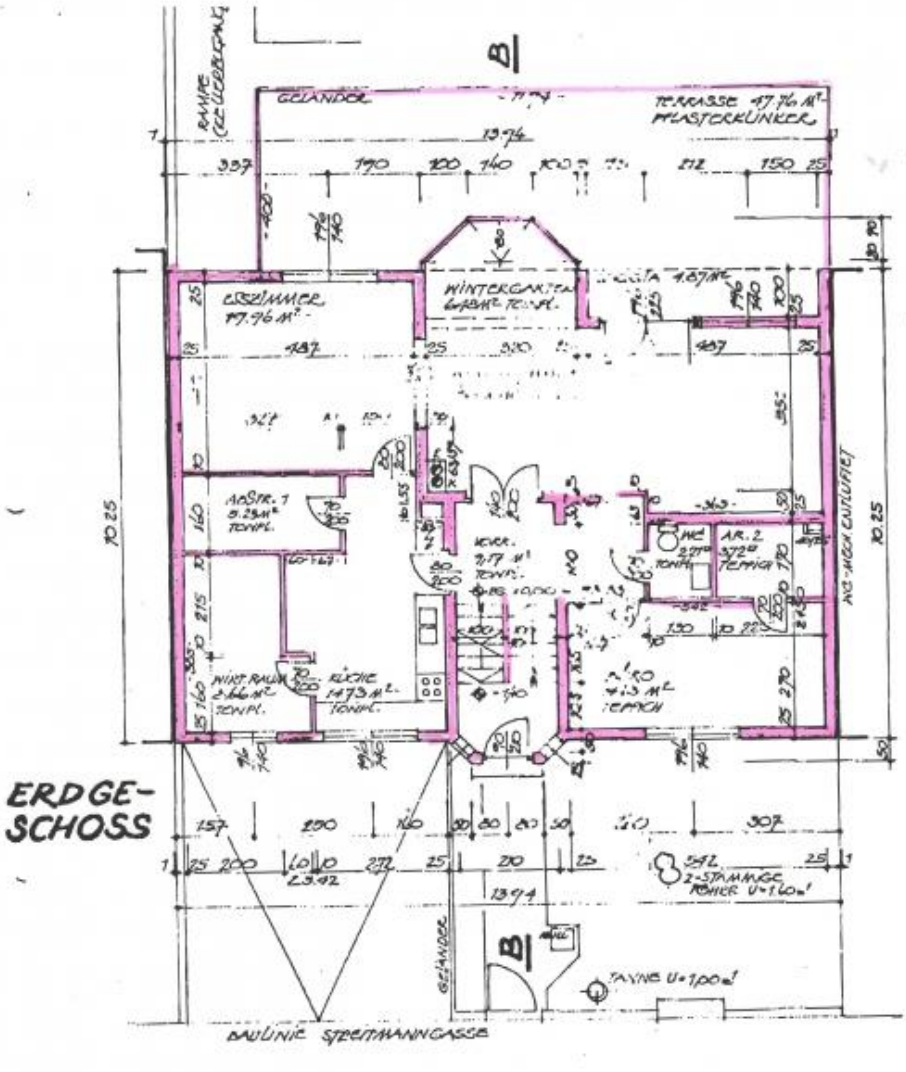




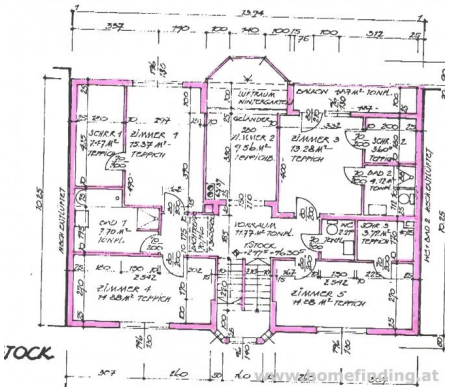


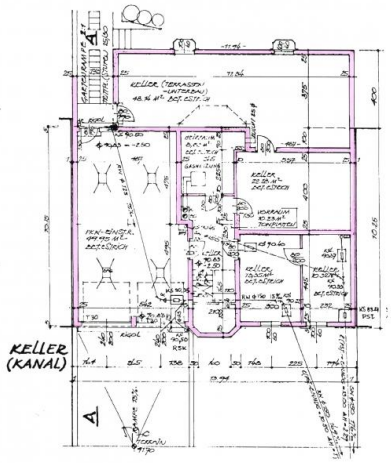


Plans



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About Property

This nice house is located in very good area of the 13th district on the border to Mauer (near Wittgensteinstraße).

LOCATION
Shops, restaurants and public transport means can be reached by a short walk. It has following rooms:

>ground floor(112 m²):
.entree
.big bright living room
.dining room
.separate kitchen with dining area and storage room
.office room
.laundry room
.storage room
.guest toilet
.48 m² terrace and access to the garden

>first floor(106 m²):
.hallway/ open space
.4 bedrooms
.bathroom with tub + shower
.bathroom with shower + toilet
.3 storage rooms

>basement(100 m²):
.hallway
.sauna
.party room
.cellar room
.bathroom with shower
.heating room
.garage with app. 30m²

equipment:
wooden and tiled floors, automatic garage, automatic irrigation system,lawnmower.

COSTS
rent: general maintenace cost and VAT included
deposit: 3 gross rents

General

Propertynumber	1074
Property type	Haus

Costs

total rent	€ 3.800,-

Keyfacts

living area	250m²
Nutzfläche	350.48m²
Grundfläche	538m²
rooms	7
bedroom	4
bath	3
WC	2
Property age	Neubau
condition	sehr gut
Available from	sofort
Contract type	befristet

Furnishing

type of heating	Zentralheizung
Flooring	Parkettboden
parking	--
kitchen	ja
Klimaanlage	ja
balcony	ja
Terrasse	1
Sauna	ja
Kabelfernsehen	ja

Energy Performance Certificate

HWB (kwh/m²/Jahr)	77.1
HWB Energieklasse	C
f_{GEE}	1.08
f_{GEE} Energieklasse	C

Lage

Verkehrsanbindung	60, Bus 56A
Nähe	Wittgensteinstraße, Sillerplatz, Ursulinen, Napoleonwald