

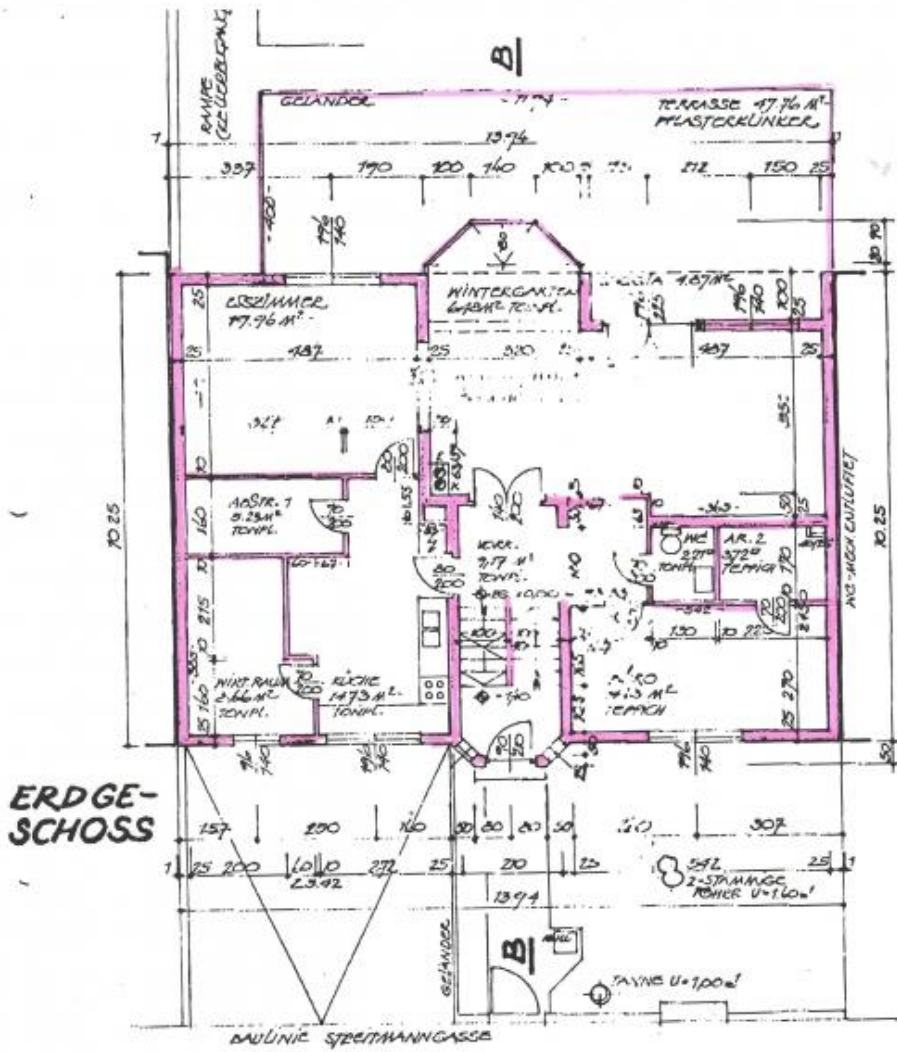
# nice house with garden close to Wittgensteinstraße

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

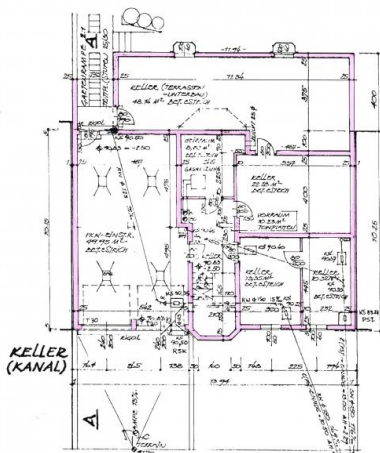
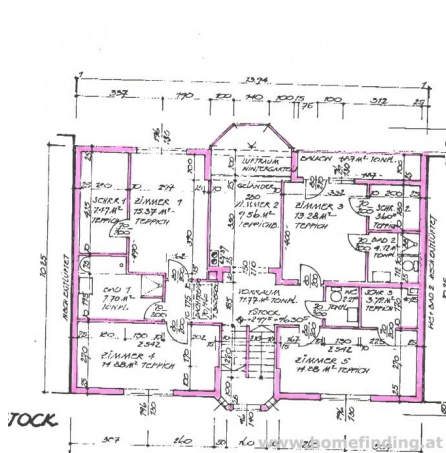
€ 3.700,-/month



## Plans



www.homefinding.at



www.homefinding.at

## About Property

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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 m<sup>2</sup>):

- .entree
- .big bright living room
- .dining room
- .separate kitchen with dining area and storage room
- .office room
- .laundry room
- .storage room
- .guest toilet
- .48 m<sup>2</sup> terrace and access to the garden

#### >first floor(106 m<sup>2</sup>):

- .hallway/ open space
- .4 bedrooms
- .bathroom with tub + shower
- .bathroom with shower + toilet
- .3 storage rooms

#### >basement(100 m<sup>2</sup>):

- .hallway
- .sauna
- .party room
- .cellar room
- .bathroom with shower
- .heating room
- .garage with app. 30m<sup>2</sup>

### equipment:

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

### COSTS

rent: general maintenace cost and VAT included

deposit: 3 gross rents

## General

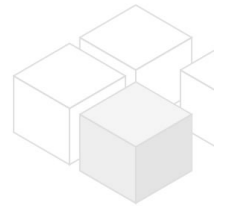
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Propertynumber	1074
Property type	Haus

## Costs

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total rent	€ 3.700,-
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## Keyfacts

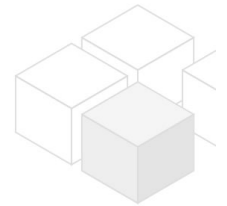
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living area	250m <sup>2</sup>
Nutzfläche	350.48m <sup>2</sup>
Grundfläche	538m <sup>2</sup>
rooms	7
bedroom	4
bath	3
WC	2
Property age	Neubau
condition	sehr gut
Available from	sofort
Contract type	befristet

## Furnishing

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



## Energy Performance Certificate

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HWB (kwh/m <sup>2</sup> /Jahr)	79.07
HWB Energieklasse	D
Gültig bis	11.01.2018

## Lage

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