

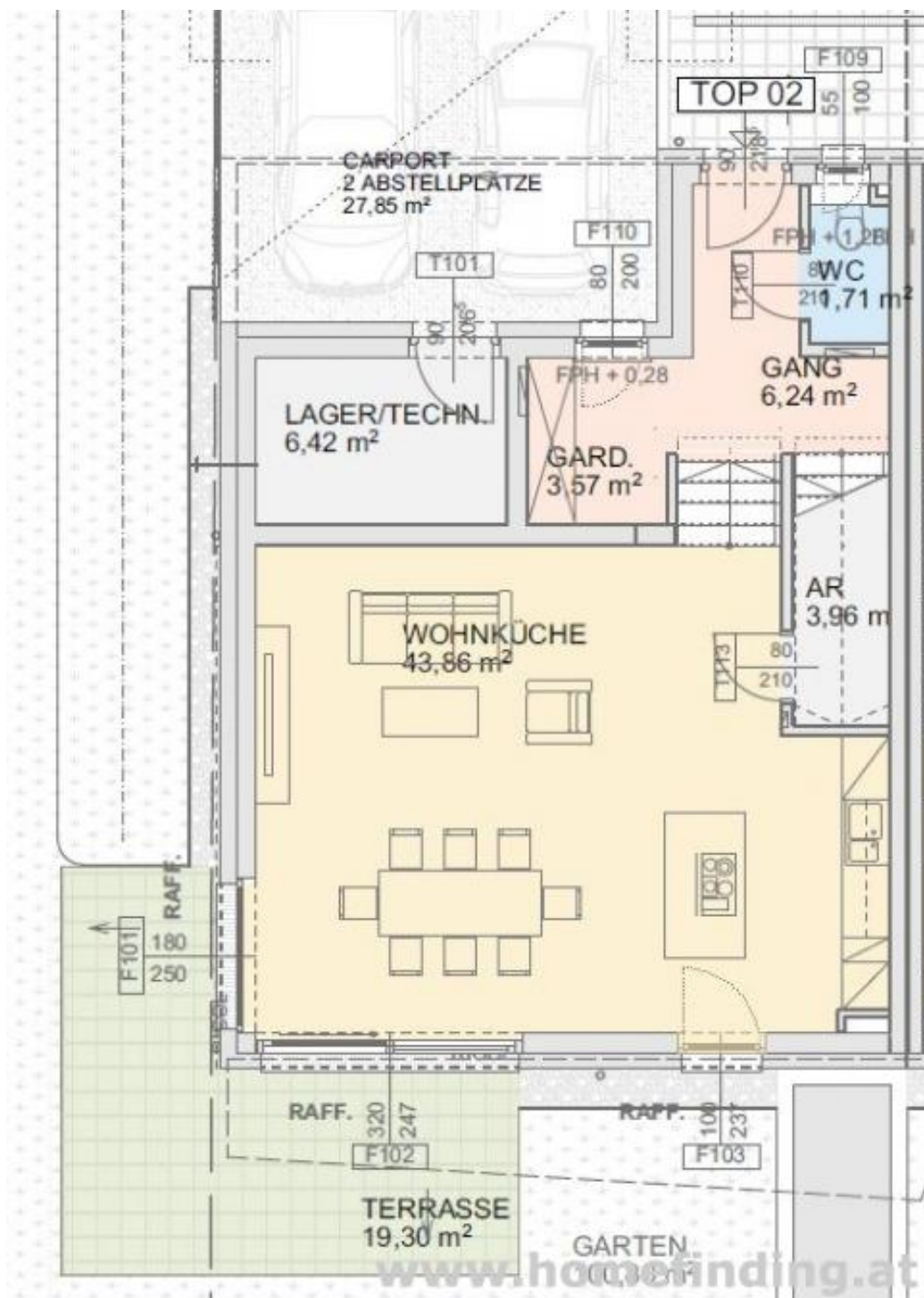
second time use/ Hinterbrühl: modern semi detached house

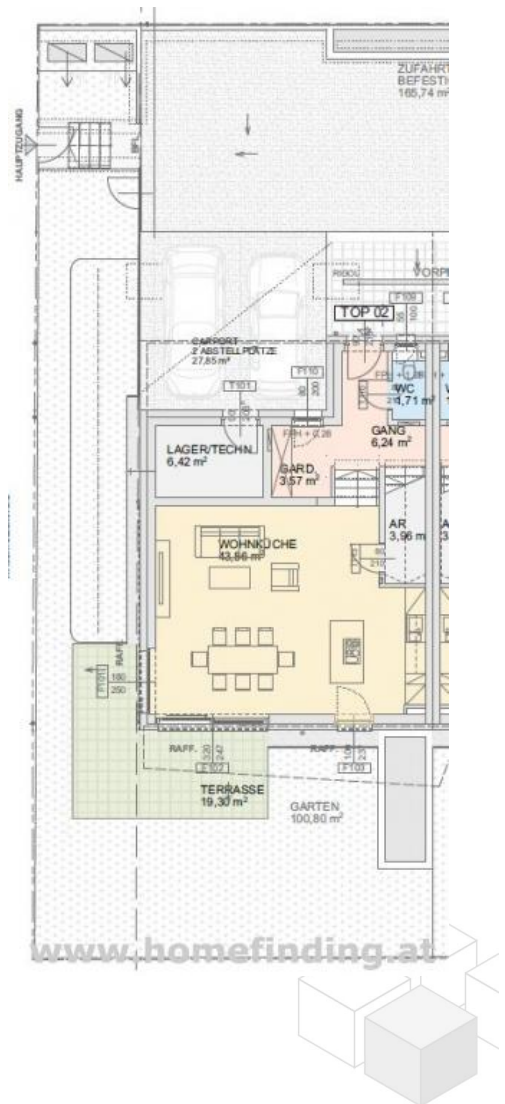
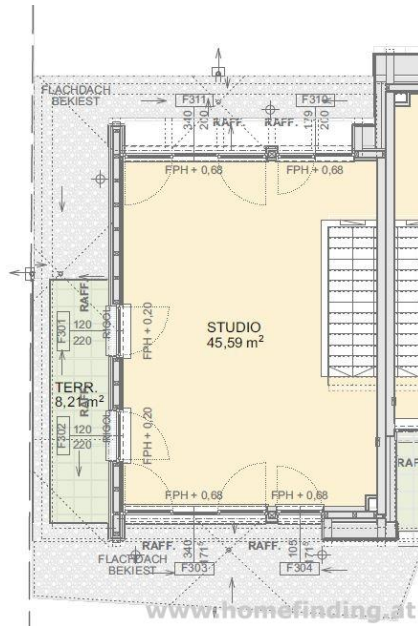
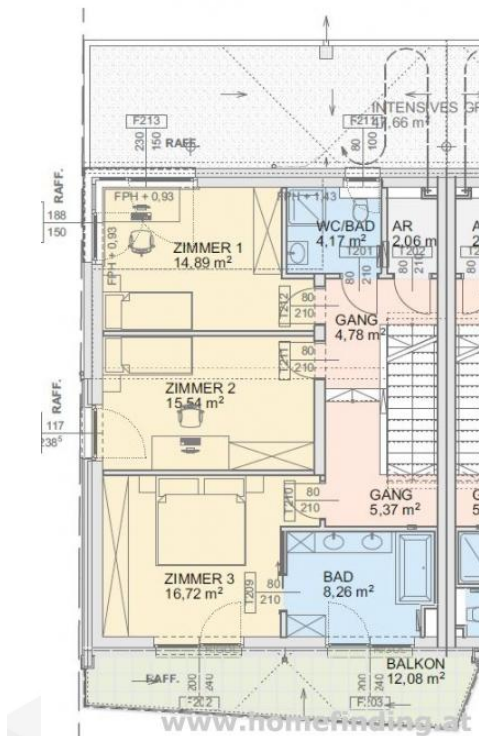
📍 2371 Hinterbrühl, Proximity: Dreisteinstraße

€ 3.740,- /month



Plans





About Property

Very modern house at Hinterbrühl.

LOCATION

Shops, restaurants, schools, pharmacy shop, veterinary, kindergarden, library etc can be found in this nice town.

The motorway can be reached by a short drive and thus guarantees a quick connection to Vienna.

PROPERTY

The house runs over 3 levels and shows following rooms:

>ground floor:

- .entrance
- .ca 43m² living dining room with open kitchen and terrace/ access to the garden
- .guest toilet
- .storage room
- .utility room

>first floor:

- .hallway
- .master bedroom with bathroom (tub, window) and balcony
- .2 further bedrooms
- .second bathroom (shower, toilet)
- .storage room

>attic:

- .1 big room with terrace

equipment:

wooden and tiled floors, floor heating, carport

COSTS

rent: VAT included, general maintenance costs come on top!

deposit: 3 gross rents

General

Property number	10968
Property type	Haus

Costs

total rent	€ 3.740,-
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Keyfacts

living area	183m ²
Grünfläche	100.8m ²

rooms	5
bedroom	3
bath	2
WC	2
Property age	Neubau
condition	sehr gut
Available from	nV (Sommer/Herbst 2024)
Contract type	befristet

Furnishing

Flooring	Parkettboden
parking	Carport
kitchen	ja

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	36.6
HWB Energieklasse	B

Lage

Verkehrsanbindung	Bus 262
Nähe	Dreisteinstraße