

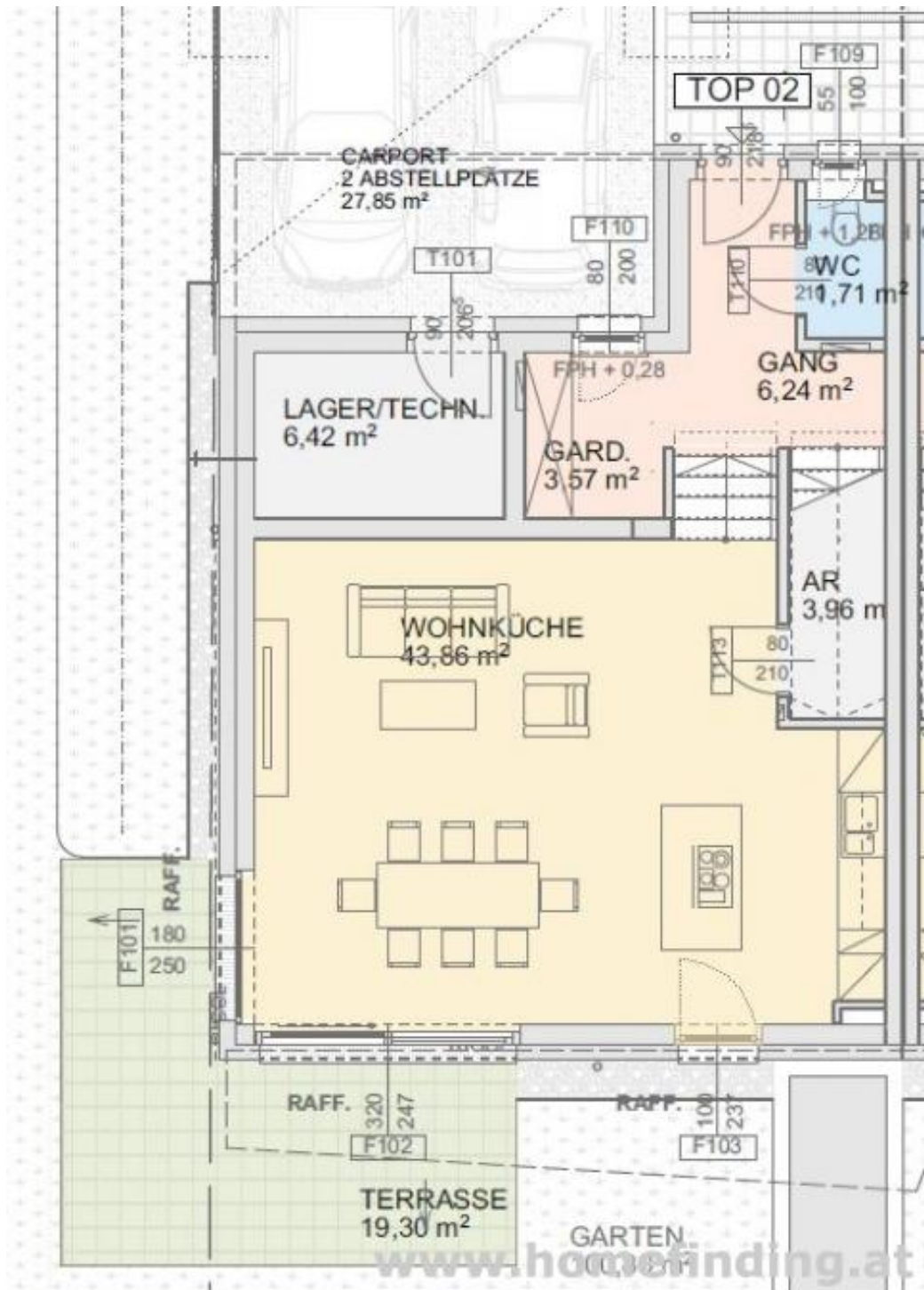
## second time use/ Hinterbrühl: modern semi detached house

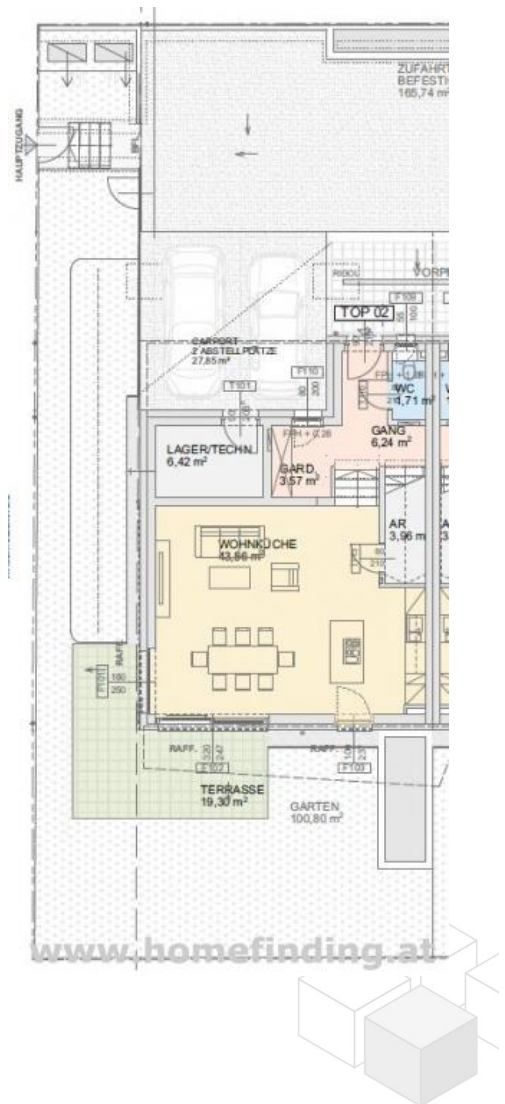
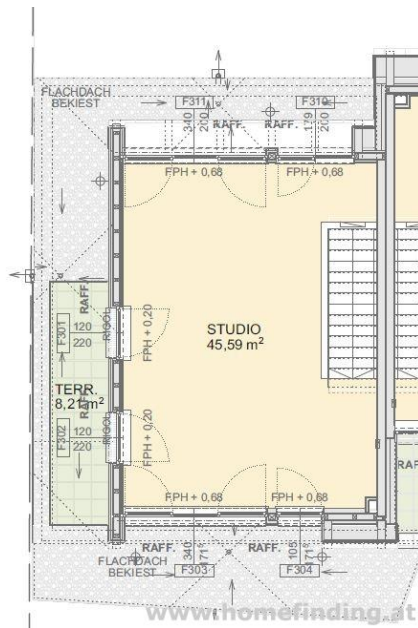
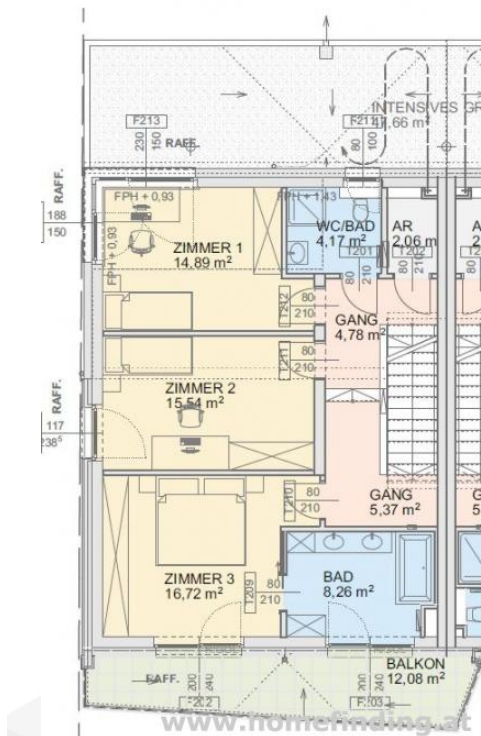
📍 2371 Hinterbrühl, Proximity: Dreisteinstraße

€ 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 43m<sup>2</sup> 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,- |
|------------|-----------|

## Keyfacts

|             |                     |
|-------------|---------------------|
| living area | 183m <sup>2</sup>   |
| Grünfläche  | 100.8m <sup>2</sup> |

|                |                         |
|----------------|-------------------------|
| 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 <sup>2</sup> /Jahr) | 36.6 |
| HWB Energieklasse              | B    |

## Lage

|                   |                 |
|-------------------|-----------------|
| Verkehrsanbindung | Bus 262         |
| Nähe              | Dreisteinstraße |