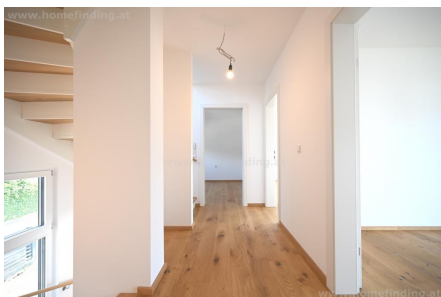


First time use: nice house near U1 Rennbahnweg

📍 1220 Wien, Proximity: nahe Gewerbepark Stadlau

€ 1.149.900,- purchase price



Plans



About Property

Great first time use - 4 bedrooms

LOCATION

Due to its central location, the house guarantees an easy connection to public transport (25A, 27A) and the good infrastructure. Facilities for daily needs such as shops, post office, banks, etc. are only a few minutes' drive away.

PROPERTY

>ground floor:

- .entree
- .living dining room with open kitchen (equipped!) and access to the terrace
- .storage room
- .separate toilet

>first floor:

- .hallway
- .3 bedrooms
- .bathroom (tub, toilet)

>attic

- .hallway
- .bedroom with access to the terrace
- .bathroom (shower, toilet)

>basement, cellar

- .hallway
- .3 rooms (one can be used for guests)

EQUIPMENT

- .Wooden and tiled floors
- .air-water heat pump
- .AC
- .2 terraces (approx. 34,11m²)
- .a garage can be bought as well

COSTS

purchase price: Following costs must be paid on top:

- . 3,5% land transfer fee
- . 1,1% land registry fee
- . 1,5% of purchase price + 20% VAT for notary/lawyer
- . ca 260.00 cash expenditure
- . if needed: bank loan
- . commission free for the buyer

General

Property number	11385
Property type	Haus

Costs

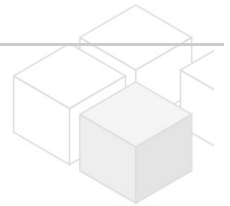
purchase price	€ 1.149.900,-
operating cost	€ 170

Keyfacts

living area	160.7m ²
Grundfläche	269m ²
Kellerfläche	68.5m ²
rooms	5
bedroom	4
bath	2
WC	3
Property age	Neubau
condition	sehr gut
Available from	sofort
Contract type	befristet

Furnishing

Flooring	Parkettboden
parking	Garage
kitchen	ja
Klimaanlage	ja
Terrasse	1



Energy Performance Certificate

HWB (kwh/m ² /Jahr)	43
fGEE	0.68

Lage

Verkehrsanbindung	25A, 27A
Nähe	nahe Gewerbepark Stadlau