

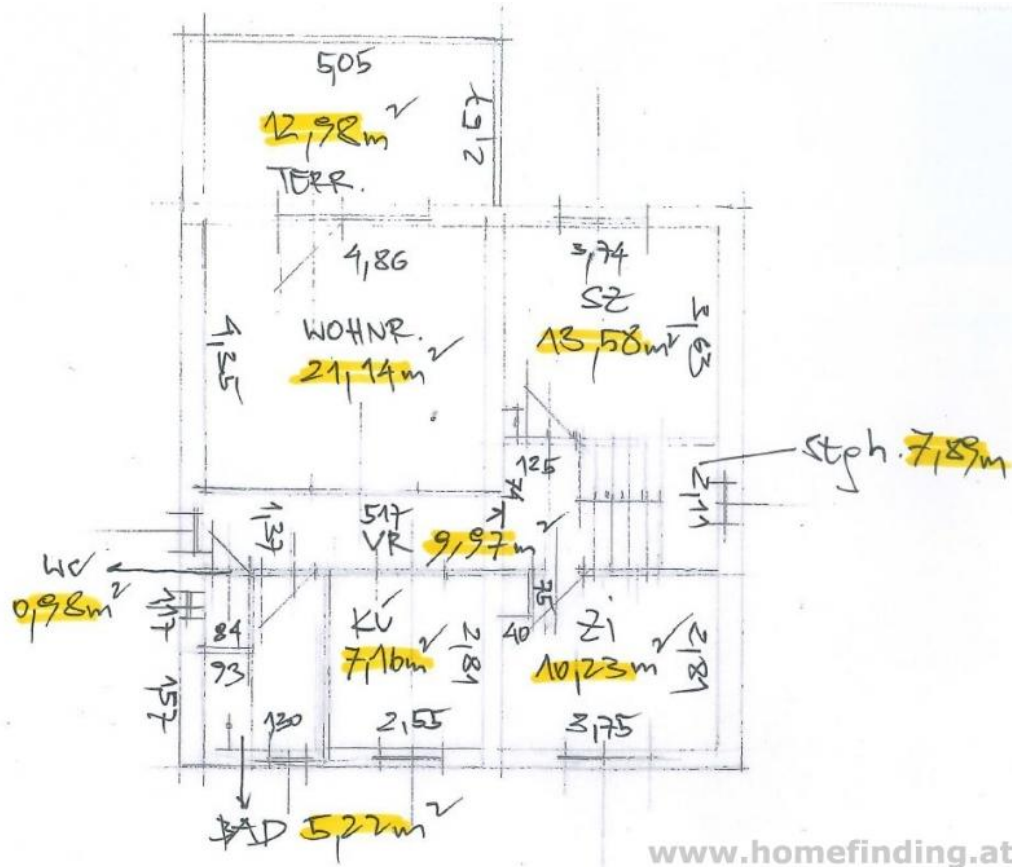
nice refurbished house with 5 rooms

📍 1140 Wien, Proximity: Fuchs Villa, Wolfersberg, Amundsenstraße

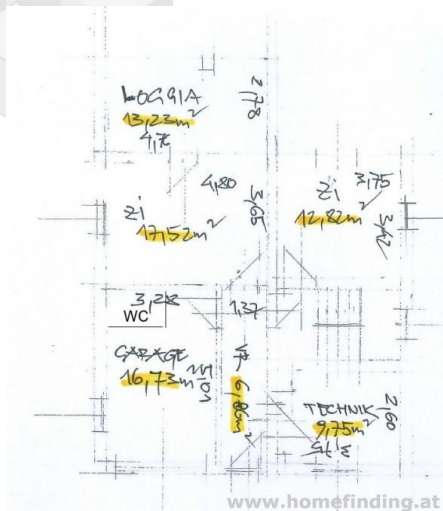
€ 2.495,-/month



Plans



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About Property

Very nice refurbished house in green an calm neighbourhood.

LOCATION

The location next to Wienerwald is very nice and good connected via Bus with the underground U4. Shops, restaurants, supermarkets, flower shop, kinder garden and schools can be reached by car/ bus.

PUBLIC TRANSPPORT

Bus 52a connects to U4 Hütteldorf.

PROPERTY

the house was refurbished, has new windows and a very nice south-west sided garden.

>first floor

- .open hallway
- .partly open kitchen with window/ space for breakfast table
- .2 bedrooms
- .bathroom with shower and window
- .separate toilet

>ground floor:

- .entrance
- .room with loggia and access to the garden
- .second room with nice view
- .laundry room
- .samall garage/with toilet

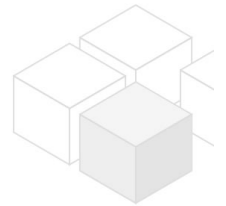
EQUIPMENT

- .vinyl and tiled floors
- .loggia ca 13m²
- .terrace ca 13m²
- .gas heating
- .garage/ storage

COSTS

rent: general maintenance costs included

deposit: € 10000,00



General

Property number	11529
Property type	Haus

Costs

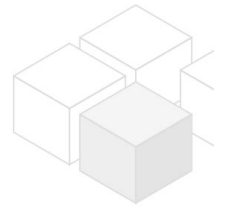
operating cost	€ 103.1
total rent	€ 2.495,-

Keyfacts

living area	135m ²
Nutzfläche	153m ²
Grundfläche	459m ²
Grünfläche	341m ²
rooms	5
bedroom	4
bath	1
WC	2
Property age	Neubau
condition	sehr gut
Available from	sofort
Contract type	befristet

Furnishing

type of heating	Etagenheizung
Flooring	Fliesenboden
parking	Garage
kitchen	ja
Terrasse	1
Loggia	1



Energy Performance Certificate

HWB (kwh/m ² /Jahr)	121
HWB Energieklasse	D

Lage

Verkehrsanbindung	52A
Nähe	Fuchs Villa, Wolfersberg, Amundsenstraße