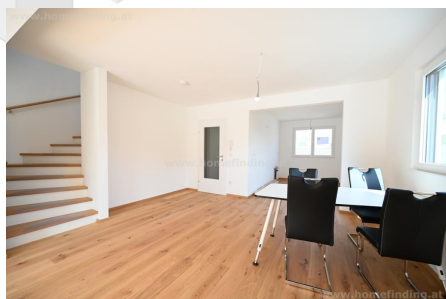


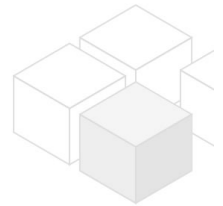
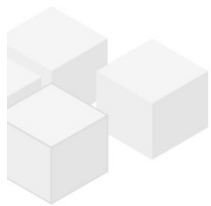
first time use - nice house near Strebersdorf

📍 1210 Wien, Proximity: Langenzersdorfer Straße, Prager Straße

€ 4.490,- /month



Plans



About Property

nice House near Bisamberg

LOCATION

Shops, restaurants, supermarkets, pharmacies can be reached in a few minutes by car. The Bisamberg offers a nice place for walks. Public lines are nearby and connect quickly with inner districts.

PUBLIC TRANSPORT

26, 32A

PROPERTY

The house offers following rooms on three floors:

>Ground floor

- .entree
- .living dining room with open kitchen and access to the terrace and the garden
- .guest toilet

>first floor

- .hallway
- .3 bedrooms - one with walk in closet
- .bathroom (shower, tub)
- .separate toilet

>basement

- .hallway
- .3 rooms

EQUIPMENT

- .wooden and tiled floors
- .ca. 20,32m² terrace
- .air conditions
- .electrical blinds
- .floor heating
- .air-water heating pump
- .parking space

COSTS

rent: general maintenance costs and VAT included
deposit: 6 gross rents

General

Propertynumber	11530
Property type	Wohnung

Costs

net rent	€ 3.958,18
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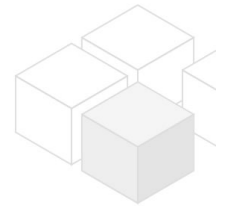
gross rent	€ 4354
operating cost	€ 136
total rent	€ 4.490,-

Keyfacts

living area	134.78m ²
Grundfläche	334m ²
Kellerfläche	59.5m ²
rooms	4
bedroom	3
bath	1
WC	2
Property age	Neubau
condition	sehr gut
Available from	sofort
Contract type	befristet

Furnishing

type of heating	Fussboden
Flooring	Parkettboden
parking	Freiplatz
kitchen	ja
Klimaanlage	ja
Terrasse	1



Energy Performance Certificate

HWB (kwh/m ² /Jahr)	39
fGEE	0.66

Lage

Verkehrsanbindung	26, 32A
Nähe	Langenzersdorfer Straße, Prager Straße