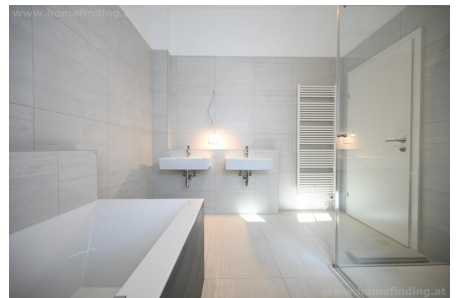


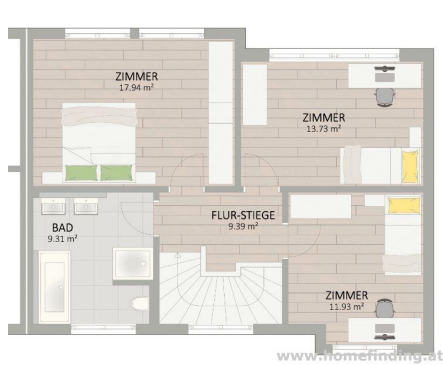
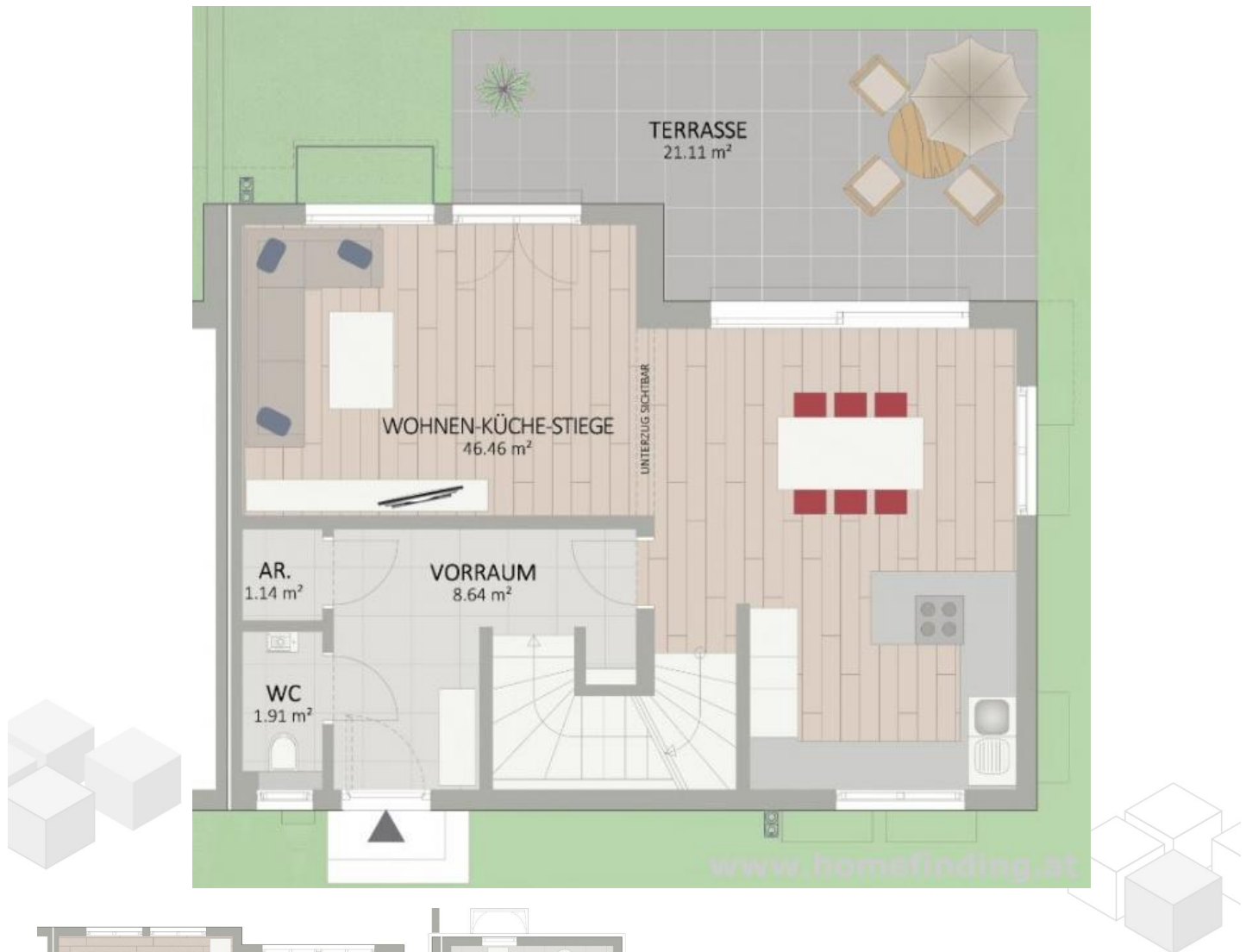
First time use: nice house at Hirschstetten

📍 1220 Wien, Proximity: Hirschstetten, 10 Min in Donauzentrum

€ 3.090,- /month



Plans



About Property

Great first time use house next to Erzherzog Karl Straße

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

the house shows following rooms:

>ground floor:

- .entree
- .living dining room with open kitchen and terrace
- .storage room
- .guest toilet

>first floor:

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

>basement

- .hallway
- .1 room that can be used as an office/ guest room
- .2 additional rooms
- .another bathroom can be installed!

EQUIPMENT

- .Wooden and tiled floors
- .air-water heat pump
- .terrace (approx. 20m²)

COSTS

Rent: general maintenance costs and VAT included

Deposit: 6 gross rents

General

Property number	11534
Property type	Haus

Costs

net rent	€ 2.671,82
gross rent	€ 2939
operating cost	€ 151
total rent	€ 3.090,-

Keyfacts

living area	118.74m ²
Grundfläche	258.8m ²
Kellerfläche	54.9m 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	Garage
kitchen	ja
Terrasse	1

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	36
fGEE	0.66

Lage

Verkehrsanbindung	25A, 27A
Nähe	Hirschstetten, 10 Min in Donauzentrum