

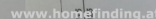
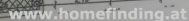
## Nice house in Klosterneuburg

📍 3400 Klosterneuburg, Proximity: Ölberg/Freiberg

€ 3.960,- /month



## Plans



## About Property

Modern house with garden in Klosterneuburg

### LOCATION

Supermarkets, restaurants, shops, pharmacies and bakeries are only a few minutes away by car. Klosterneuburg Kierling train station provides a quick connection to Vienna city center

### PUBLIC TRANSPORT

S40

### PROPERTY

The house offers the following rooms on 3 levels

#### >Ground Floor

- .Entree
- .Living dining room with open kitchen and access to the terrace and garden
- .One bedroom
- .Bathroom (shower, toilet)

#### >1st floor

- .Hallway
- .3 bedrooms - one with balcony
- .2 bathrooms (shower, toilet)

#### >Basement

- .4 rooms
- .Technical room
- .Bathroom (shower, toilet)

### EQUIPMENT

Wooden and tiled floors, terrace, balcony, garden

### COST

Rent: general maintenance costs and VAT included

Deposit: 3 gross rents

## General

|                 |       |
|-----------------|-------|
| Property number | 11538 |
| Property type   | Haus  |

## Costs

|                |           |
|----------------|-----------|
| net rent       | € 3.400,- |
| gross rent     | € 3740    |
| operating cost | € 220     |
| total rent     | € 3.960,- |

## Keyfacts

|                |                      |
|----------------|----------------------|
| living area    | 238m <sup>2</sup>    |
| Grundfläche    | 965m <sup>2</sup>    |
| Kellerfläche   | 116.87m <sup>2</sup> |
| rooms          | 6                    |
| bath           | 4                    |
| WC             | 4                    |
| Property age   | --                   |
| condition      | sehr gut             |
| Available from | Sofort               |
| Contract type  | befristet            |

## Furnishing

|                 |               |
|-----------------|---------------|
| type of heating | Etagenheizung |
| Flooring        | Parkettboden  |
| parking         | --            |
| kitchen         | ja            |
| balcony         | ja            |
| Terrasse        | 1             |

## Energy Performance Certificate

|                                |    |
|--------------------------------|----|
| HWB (kwh/m <sup>2</sup> /Jahr) | 48 |
| HWB Energieklasse              | B  |

## Lage

|                   |                 |
|-------------------|-----------------|
| Verkehrsanbindung | S40             |
| Nähe              | Ölberg/Freiberg |