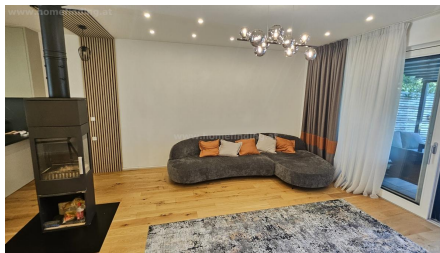
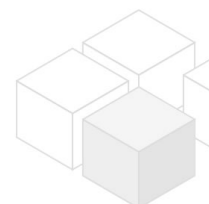
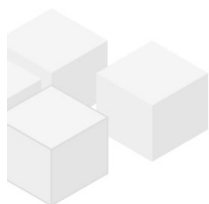


Modern house in Vösendorf: 6 rooms, 2 bathrooms, open air parking, sauna

📍 2331 Vösendorf, Proximity: SCS

€ 3.800,- /month





About Property

Beautiful, modern house in Vösendorf.

LOCATION

The area offers good infrastructure as the SCS is located in the immediate vicinity. The Badner Bahn offers a direct connection to Vienna.

PROPERTY

The house runs over 3 levels and shows following rooms:

>Ground floor:

- .Entrance
- .Living dining room with fireplace and terrace/ garden
- .open kitchen
- .Guest toilet
- .Storage room
- .Technical room

>first floor:

- .Hallway
- .3 bedrooms
- .Bathroom (tub, shower)
- .Separate toilet

>attic:

- .hallway
- .Two bedrooms - one with terrace
- .Bathroom (shower)
- .Separate toilet
- .Roof terrace

EQUIPMENT

- .Wooden and tiled floors
- .Terrace with pergola
- .Roof terrace
- .Glass sauna with outdoor shower
- .Garden (approx. 100m²)
- .2 parking spaces with electric charging station

COSTS

Rent: general maintenance costs and VAT included

Deposit: € 12,000.00

General

Property number 11722

Property type Haus

Costs

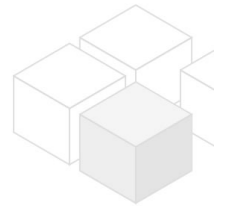
total rent € 3.800,-

Keyfacts

living area	163m ²
Grundfläche	250m ²
Grünfläche	100m ²
rooms	6
bedroom	5
bath	2
WC	3
Property age	Neubau
condition	sehr gut
Available from	Sofort
Contract type	befristet

Furnishing

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



Energy Performance Certificate

HWB (kwh/m ² /Jahr)	28.8
HWB Energieklasse	B
f _{GEE}	0.75
f _{GEE} Energieklasse	A

Lage

Verkehrsanbindung	Badner Bahn, A2 / A21 / A23
Nähe	SCS