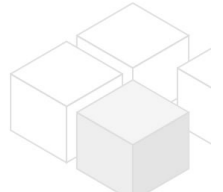


house with pool and nice view at Klosterneuburg

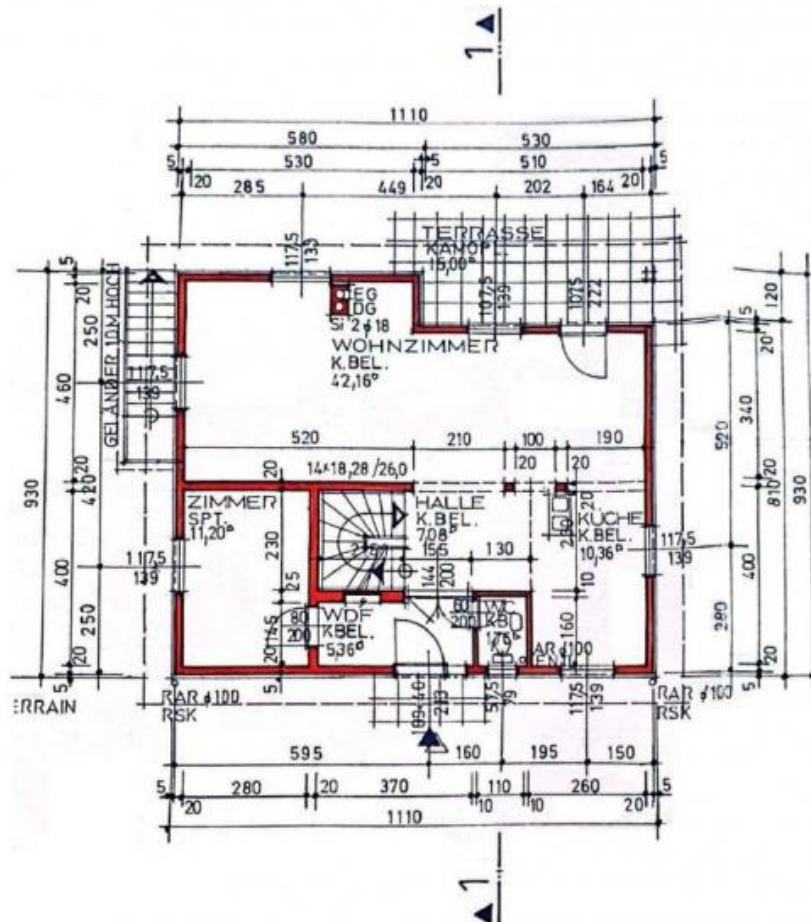


📍 3400 Klosterneuburg, Proximity: Klosterneuburg

€ 990.000,- purchase price



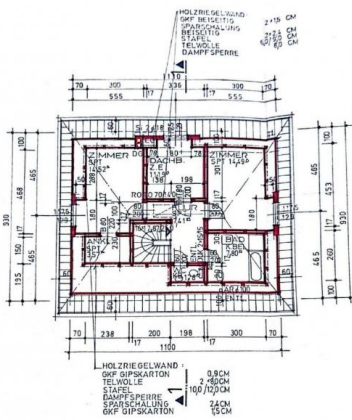
Plans



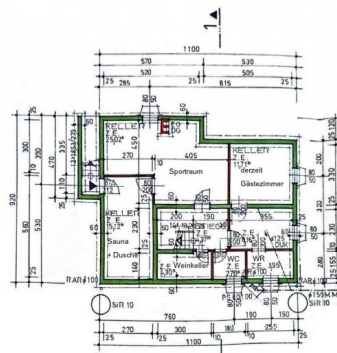
ERDGESCHOSS
VERBAUTE FLÄCHE
WOHNNUTZFLÄCHE

±0,00 = 298,85
96,78 M²
77,90 M²

www.homefinding.at



DACHGESCHOSS 286
WOHNNUTZFLÄCHE 116,90 M²
www.homefinding.at



KELLERGESCHOSS -256
VERBAUTE FLÄCHE 80,84 M²
NUTZFLÄCHE 75,42 M²
www.homefinding.at

About Property

house with pool and view - surrounded by nature and calmness - on a hill at Klosterneuburg.

LOCATION

4 minutes drive from city centre. shops, restaurants, schools, kindergarden can be easily reached.

PROPERTY

It has following rooms:

>ground floor:

- .entrance
- .ca 42m² living dining room with fire place
- .open kitchen
- .bedroom
- .toilet
- .south sided terrace with whirlpool and swimmingpool

>first floor:

- .hallway
- .master bedroom with walk in closet
- .2 further bedrooms
- .bathroom (tub, shower, window)
- .toilet

>basment:

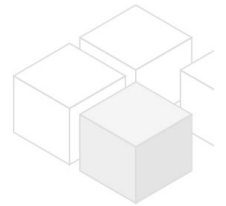
- .hallway
- .room
- .fitness room
- .laundry room
- .wine cellar
- .sauna with big shower
- .access to garden

equipment:

- .furnished
- .wooden and tiled floors
- .fire place
- .swimming pool
- .jacuzzi
- .washing machine
- .dryer
- .sauna
- .alarm system
- .garage for 1 car

COSTS: In the purchase price following additional costs are not included:

- . 3,5% land transfer fee
- . 1,1% land registry fee
- . 3% commission of the purchase price + 20% VAT
- . Contract costs (lawyer, notary) + cash expenses
- . if needed: bank loan



General

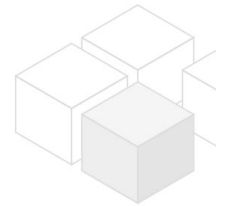
Property number	11724
Property type	Haus

Costs

purchase price	€ 990.000,-
operating cost	€ 110

Keyfacts

living area	127.49m ²
Nutzfläche	202.49m ²
Grundfläche	687m ²
Kellerfläche	75m ²
rooms	6
bedroom	5
bath	2
WC	3
Property age	Neubau
condition	sehr gut
Available from	sofort
Contract type	--



Furnishing

type of heating	Etagenheizung
furnished	ja
Flooring	Parkettboden
parking	Garage
kitchen	ja
Terrasse	1
Pool	1
Satellitenfernsehen	ja

Energy Performance Certificate

HWB Energieklasse	D
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Lage

Nähe	Klosterneuburg
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