

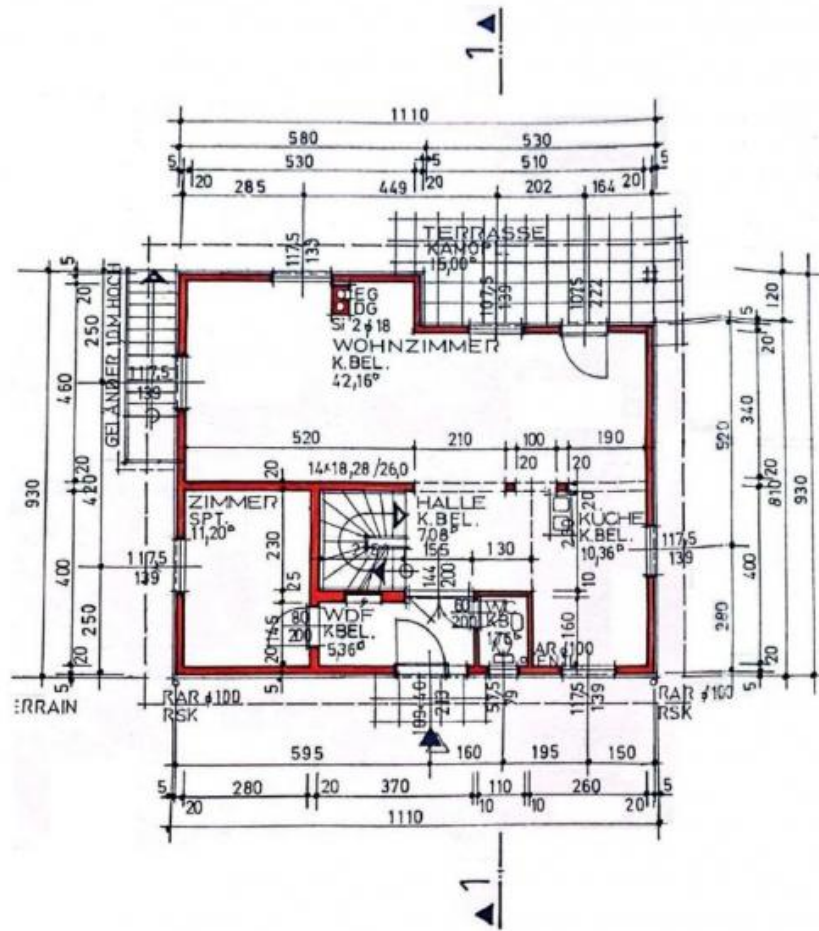
# house with pool and nice view at Klosterneuburg

📍 3400 Klosterneuburg, Proximity: Klosterneuburg

€ 1.400.000,- purchase price



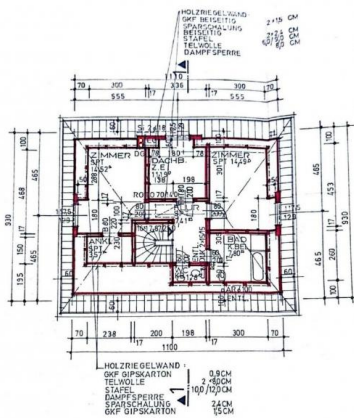
Plans



ERDGESCHOSS  
VERBAUTE FLÄCHE  
WOHNNUTZFLÄCHE

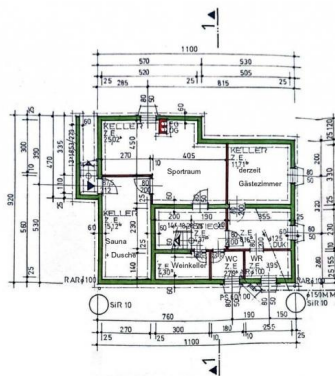
±0,00 = 298,85  
96,78 M<sup>2</sup>  
77,90 M<sup>2</sup>

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DACHGESCHOSS  
286  
WOHNNUTZFLÄCHE 195

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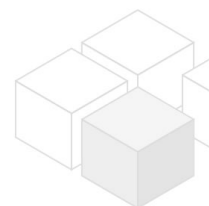
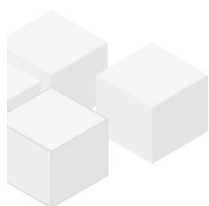
KELLERGESCHOSS  
VERBAUTE FLÄCHE  
NUTZFLÄCHE

-256  
256 M<sup>2</sup>  
124 M<sup>2</sup>

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## About Property

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fully furnished 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 42m<sup>2</sup> 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 furter bedrooms
- .bathroom (tub, shower, window)
- .toilet

>basment:

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

equipment:

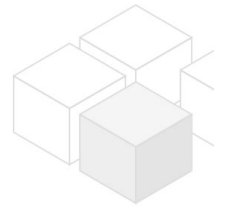
- .furnished
- .wooden and tiled floors
- .fire place
- .swimming pool
- .jacuzzi
- .washing machine
- .dryer
- .sauna
- .alarm system
- .garage for 1 car

## COSTS

COSTS:

purchase price: following costs come on top:

- . 3.5% land transfer fee
- . 1.1% land registry fee
- . commission: 3% of the purchase price + 20% VAT
- . costs of bank loan if needed
- . costs of Setting up the contract (lawyer, ..)



## General

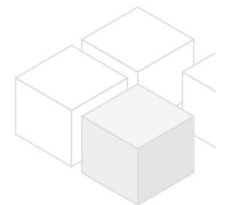
Property number	11724
Property type	Haus

## Costs

purchase price	€ 1.400.000,-
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## Keyfacts

living area	200m <sup>2</sup>
Nutzfläche	214m <sup>2</sup>
Grundfläche	687m <sup>2</sup>
Kellerfläche	75m <sup>2</sup>
rooms	6
bedroom	5
bath	2
WC	3
Property age	Neubau
condition	sehr gut
Available from	Herbst 2025 (ca 1.10.2025)
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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