

small house near Römersee

📍 7202 Bad Sauerbrunn, Proximity: Gesundheitszentrum Bad Sauerbrunn

€ 119.500,- purchase price



About Property

nice house with terrace

LOCATION

Shops, restaurants, pharmacies can be reached in a few minutes by car. Public lines are close and connect good with the train station.

PUBLIC TRANSPORT

5A

PROPERTY

The house offers following rooms:

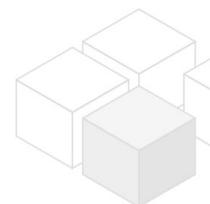
- entree
- living dining area with open kitchen and terrace
- bedroom
- bathroom (shower, toilet)

EQUIPMENT

- .wooden- and tiled floors
- .ca. 25m² terrace
- .access to the see

ACTIVITIES AT THE LAKE

- .Tennis, Minigolf, Tabletennis etc.
- .Kidsplayground
- .Lake for dogs
- .restaurant
- .in summer: small supermarket



Additional annual costs

- costs first year (until 31.3.2027): € 18309,19
- from second year: monthy lease: € 4651,28
- one time payments: contract € 405,71 and tax € 601,71
- deposit € 13953,85

ADDITONAL COSTS:

water/ used water, remote control, ...

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

Propertynumber	11725
Property type	Haus

Costs

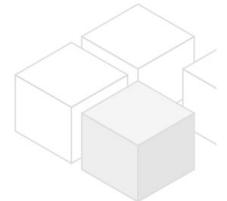
purchase price	€ 119.500,-
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Keyfacts

living area	50m ²
Grundfläche	167m ²
rooms	2
bedroom	1
bath	1
WC	1
Property age	Neubau
condition	sehr gut
Available from	sofort
Contract type	befristet

Furnishing

Flooring	Parkettboden
parking	--
kitchen	ja
Terrasse	1
Satellitenfernsehen	ja



Energy Performance Certificate

HWB Energieklasse	C
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Lage

Verkehrsanbindung	5A
Nähe	Gesundheitszentrum Bad Sauerbrunn