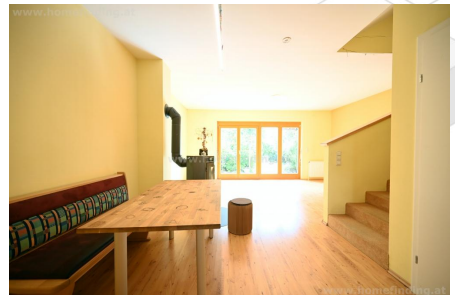


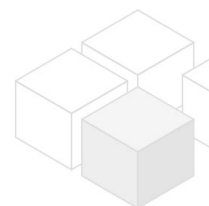
modern detached house close to \"Lobau\"

📍 1220 Wien, Proximity: Auernheimergasse, Esslinger Hauptstraße

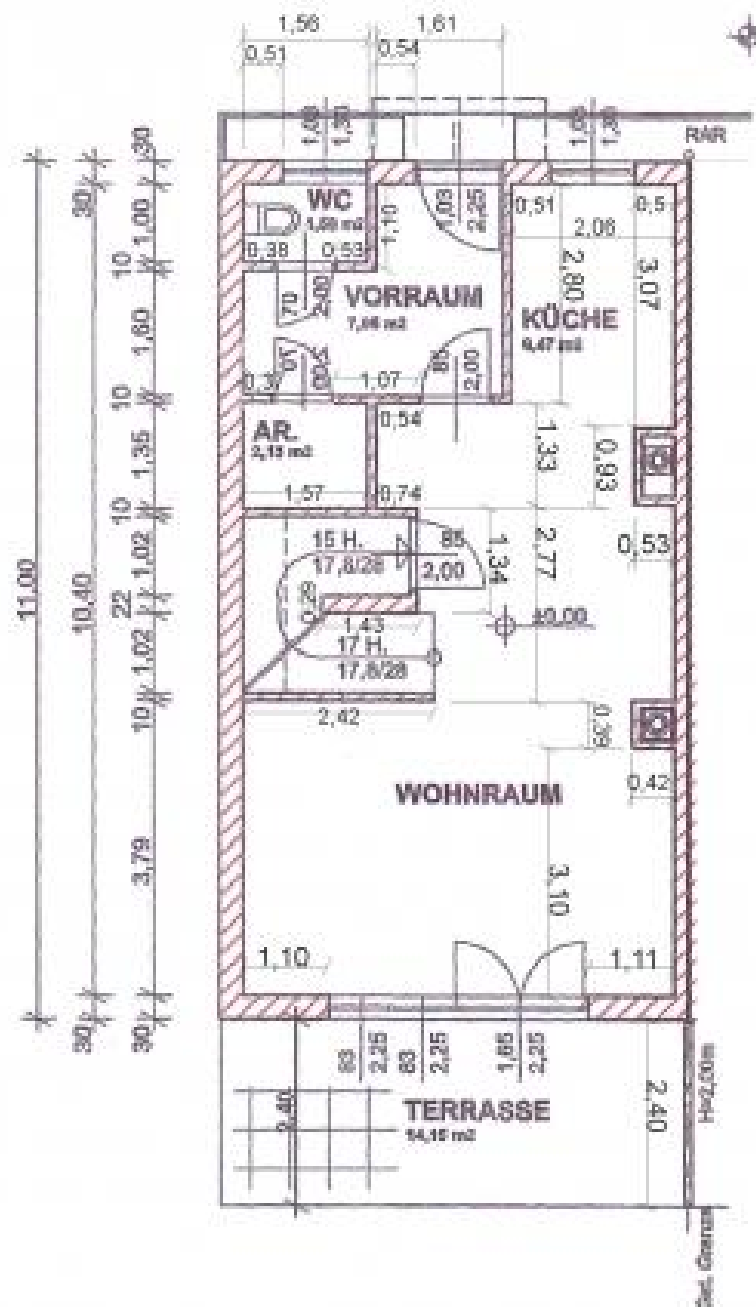
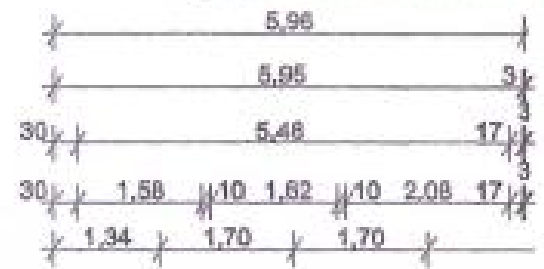
€ 490.000,- purchase price

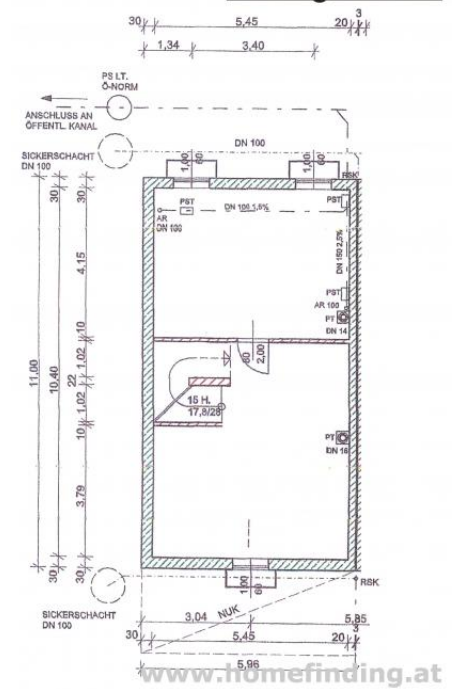
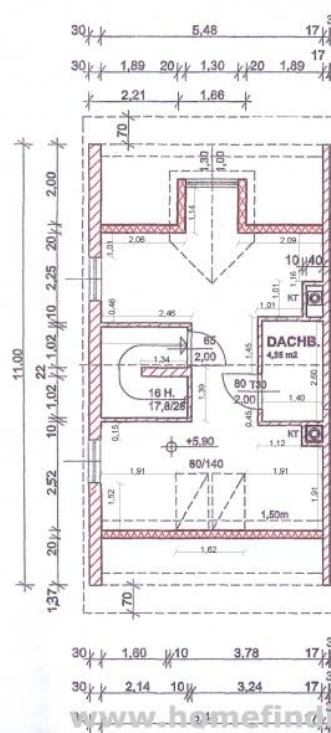
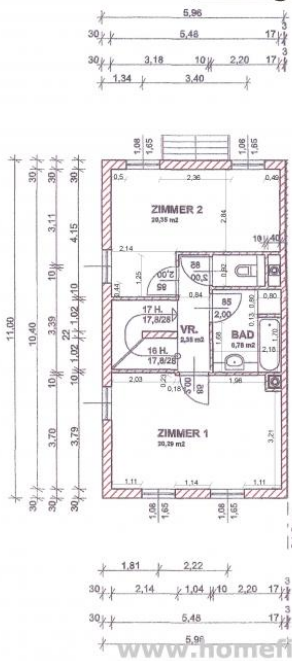


Plans



ERDGESCH





About Property

Detached house in calm and green neighbourhood close to "Lobau".

LOCATION

Supermarkets, restaurants, pharmacy shop etc. can be found by a short drive. Kirschenalle and Lobau offer a nice place to relax or for a walk. Public lines are within walking distance.

PUBLIC TRANSPORT

88B, 98A

PROPERTY

The house offers following rooms on four levels:

>ground floor:

- .entree
- .living dining room with access to the terrace/the garden
- .partly open kitchen
- .guest toilet
- .storage room

>first floor:

- .hallway
- .two bedrooms
- .bathroom (tub, shower)
- .separate toilet

>second floor:

- .big room (can be divided into 2 rooms)
- .pipes for bathroom are already there

>basement:

- .two rooms

EQUIPMENT

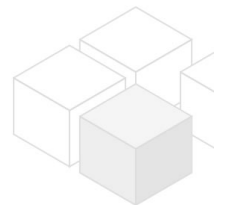
- .wooden, tiled and carpet floors
- .floor heating
- .ca. 14,15m² terrace
- .outside blinds
- .open air parking (purchase price euro 15000.00)

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 type Haus

Costs

purchase price € 490.000,-
outher operating costs € 250.19

Keyfacts

living area 133.61m²
Grünfläche 119.88m²
Kellerfläche 51.09m²
rooms 4
bedroom 3
bath 1
WC 2
Property age Neubau
condition sehr gut
Available from sofort
Contract type --

Furnishing

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

Energy Performance Certificate

HWB Energieklasse C

Lage

Verkehrsanbindung 88B, 98A
Nähe Auernheimergasse, Esslinger Hauptstraße