

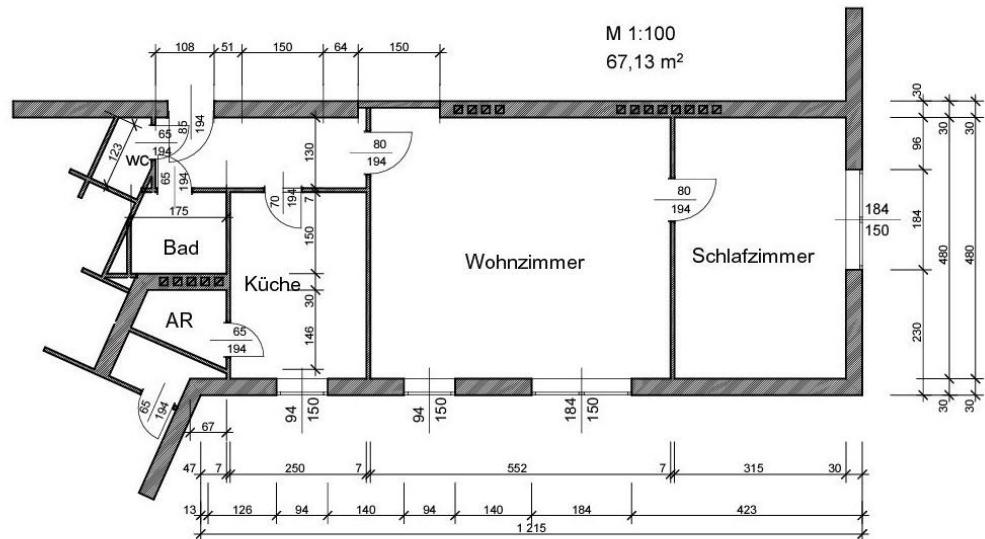
## nice 2 rooms apartment in calm area

📍 2490 Ebenfurth, Proximity: Neufelder See, Ebenfurth Bahnhof

€ 197.500,- purchase price



## Plans



[www.homefinding.at](http://www.homefinding.at)

## About Property

bright 2 room apartment in a nice area

### LOCATION

Supermarkets, restaurants are just around the corner. The well known Neufelder See is only a few minutes away and offers a nice spot to relax. Public lines are within walking distance

### PUBLIC TRANSPORT

1A, 1B, S60, REX

### PROPERTY

The apartment was refurbished in 2023 and offer following rooms:

- .entree
- .living dining room
- .separate kitchen with window
- .bedroom
- .bathroom (shower)
- .separate toilet
- .storage room

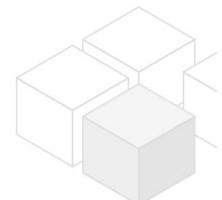
### EQUIPMENT

- .wooden and tiled floors
- .basement storage room

### 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

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Propertynumber	11750
Property type	Wohnung

## Costs

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purchase price	€ 197.500,-
operating cost	€ 234.31

## Keyfacts

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living area	60.31m <sup>2</sup>
rooms	2
bedroom	1

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bath	1
WC	1
Property age	Neubau
condition	sehr gut
Available from	sofort
Contract type	--

## Furnishing

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type of heating	Etagenheizung
Flooring	--
parking	--
kitchen	ja

## Energy Performance Certificate

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HWB Energieklasse	C
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## Lage

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Verkehrsanbindung	1A, 1B, S60, REX
Nähe	Neufelder See, Ebenfurth Bahnhof

