

# nice 2 rooms apartment in calm area

✓ 2490 Ebenfurth, Proximity: Neufelder See, Ebenfurth Bahnhof

## € 220.000,-purchase price

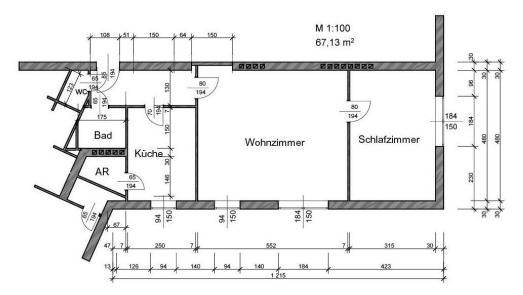






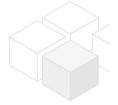
**Plans** 





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, ..)



Propertynumber	11750
Property type	Wohnung

### Costs

purchase price	€ 220.000,-
operating cost	€ 234.46

### **Keyfacts**

living area	67.13m <sup>2</sup>
rooms	2
bedroom	1



bath 1 WC 1

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

## **Furnishing**

type of heating Etagenheizung

Flooring -parking -kitchen ja

## **Energy Performance Certificate**

HWB Energieklasse C

### Lage

Verkehrsanbindung 1A, 1B, S60, REX

Nähe Neufelder See, Ebenfurth Bahnhof

