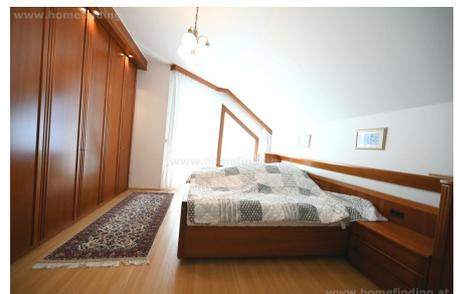
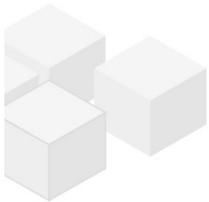


# nice house with 5 rooms, garden, garage, cellar

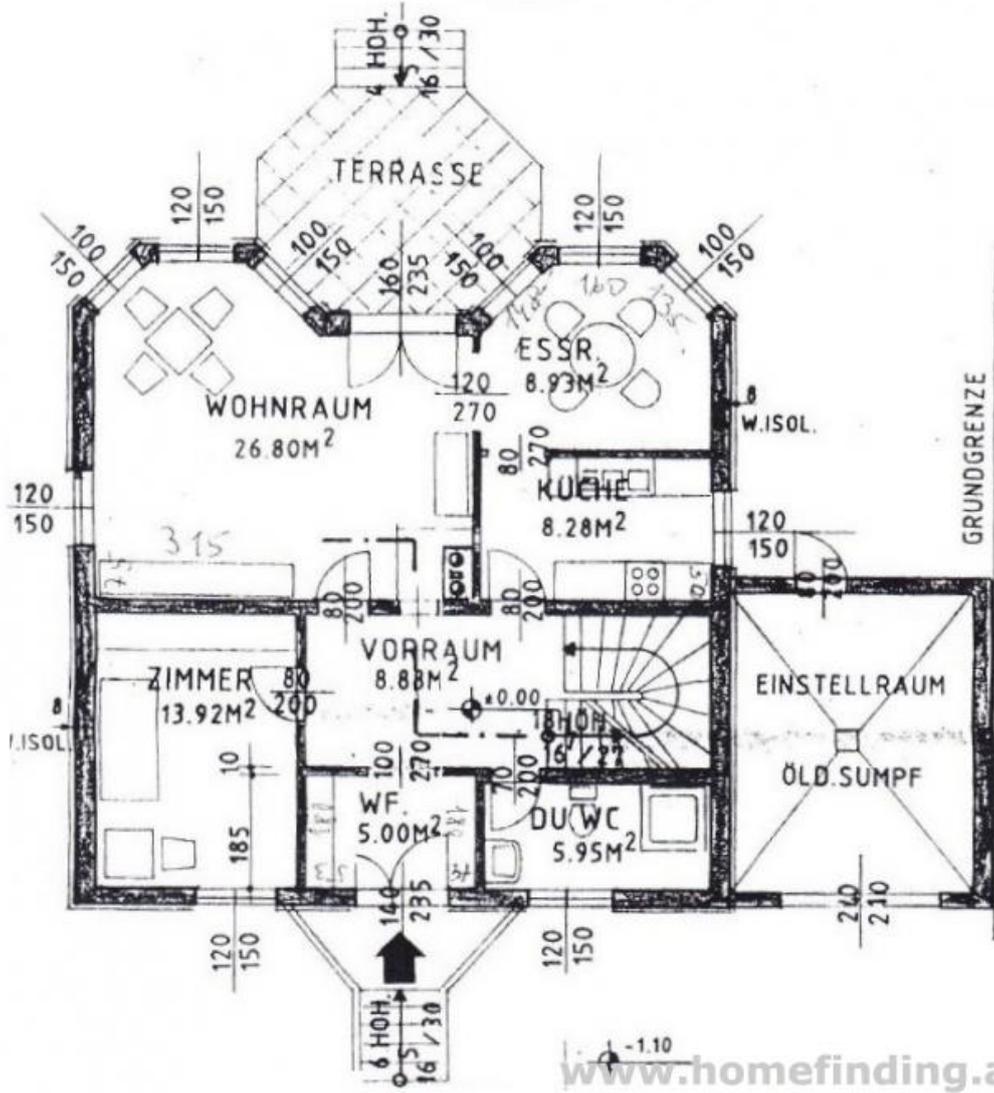


📍 7453 Steinberg-Dörfl, Proximity: Oberpullendorf

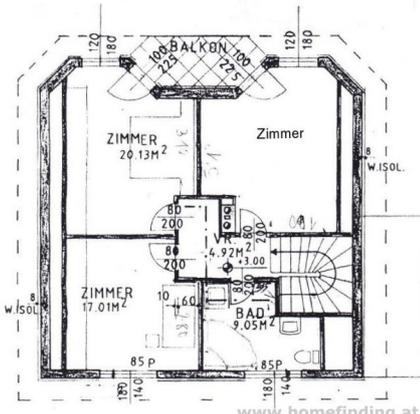
€ 285.000,- purchase price



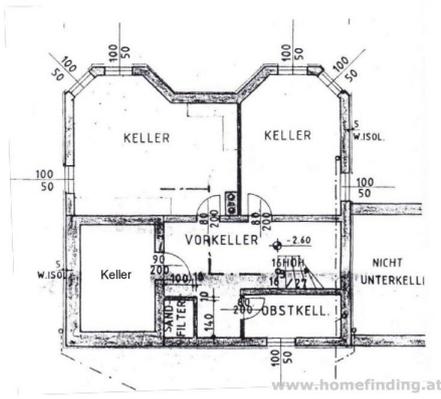
## Plans



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## About Property

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Beautiful house with a nice garden in a small town in Burgenland.

### PROPERTY

The building has the following rooms:

#### >Ground Floor:

- .entree
- .living room with covered terrace/ access to garden
- .separate kitchen with dining area
- .bedroom
- .bathroom (shower, toilet, window)

#### >First Floor:

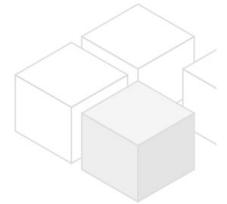
- .hallway
- .2 bedrooms - each with access to the balcony
- .third bedroom
- .bathroom (bathtub, toilet, window)

#### >Basement:

- .Hallway
- .3 rooms
- .smaller storage room

### EQUIPMENT

- .Wooden and tiled floors
- .Terrace
- .Balcony
- .Garden
- .Garage



**COSTS:** In the purchase price following additional costs are not included:

- . 3,5% land transfer fee
- . 1,1% land registry fee
- . 3% commission of the purchase price + 20% VAT
- . Contract costs (lawyer, notary) + cash expenses
- . if needed: bank loan

## General

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Property number	11764
Property type	Haus

## Costs

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purchase price	€ 285.000,-
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## Keyfacts

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living area	130m <sup>2</sup>
Grundfläche	840m <sup>2</sup>
Grünfläche	725m <sup>2</sup>
rooms	5
bedroom	4
bath	2
WC	2
Property age	Neubau
condition	sehr gut
Available from	sofort
Contract type	--

## Furnishing

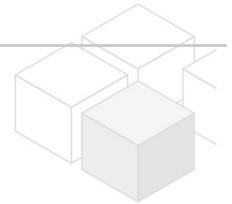
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type of heating	Fussboden
Flooring	Fliesenboden
parking	Garage
kitchen	ja
Terrasse	1

## Energy Performance Certificate

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HWB (kwh/m <sup>2</sup> /Jahr)	73.5
HWB Energieklasse	C
fGEE	2.8
fGEE Energieklasse	E



## Lage

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Verkehrsanbindung	S31
Nähe	Oberpullendorf