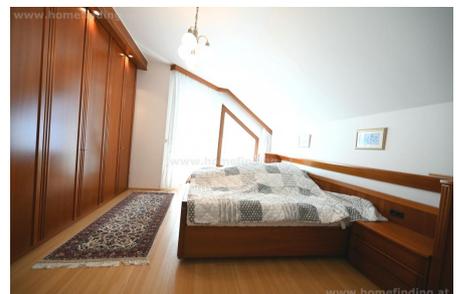
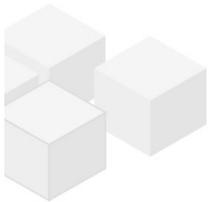


nice house with 5 rooms, garden, garage, cellar

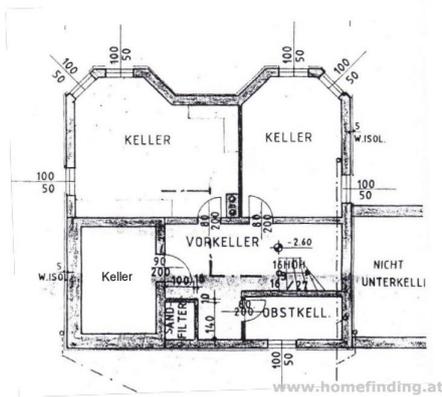
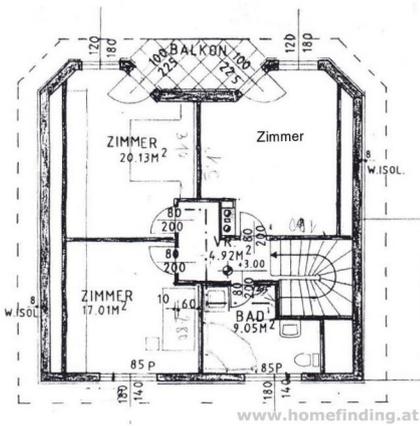
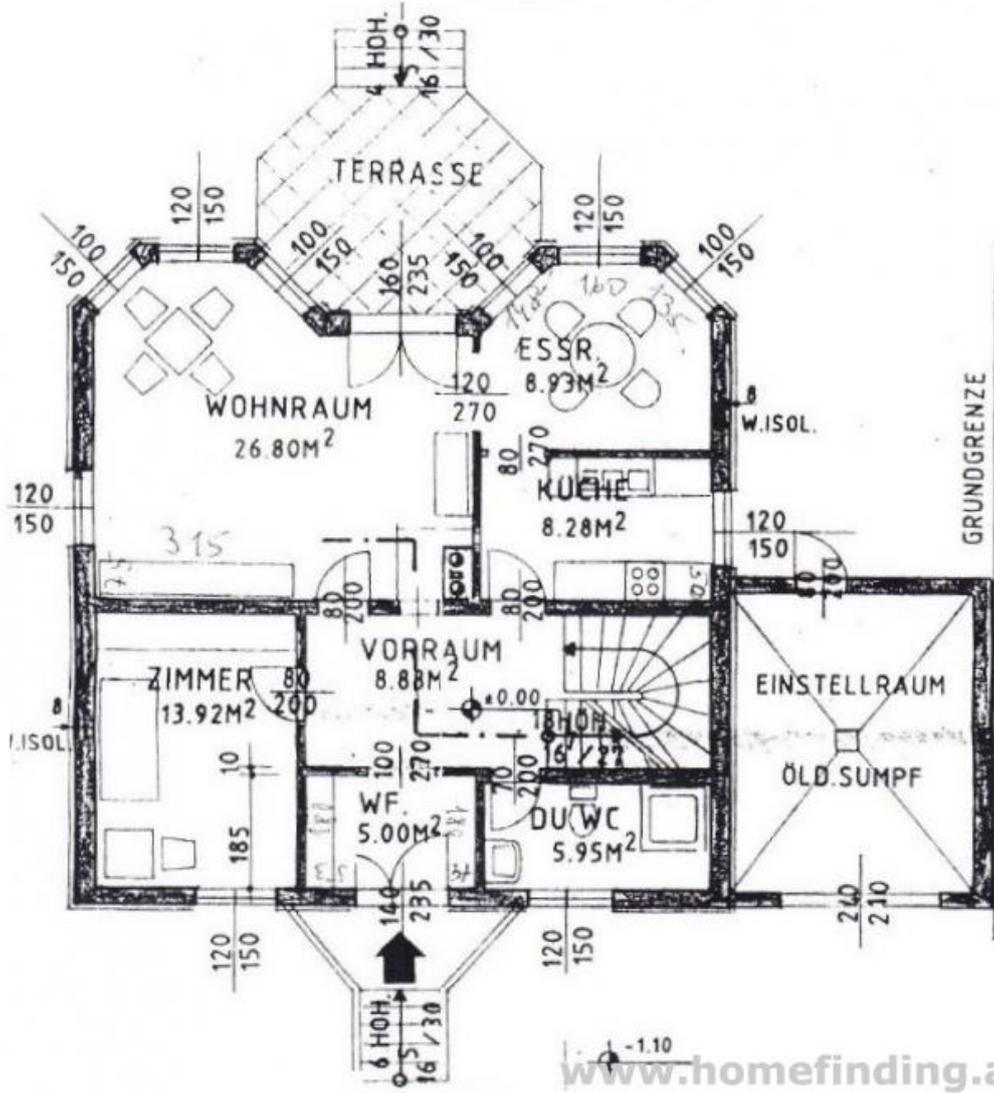


📍 7453 Steinberg-Dörfl, Proximity: Oberpullendorf

€ 285.000,- purchase price



Plans



About Property

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:

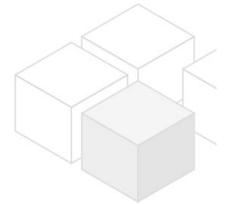
- .hallway
- .2 bedrooms - each with access to the balcony
- .third bedroom
- .bathroom (bathtub, toilet, window)

>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

Property number	11764
Property type	Haus

Costs

purchase price	€ 285.000,-
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Keyfacts

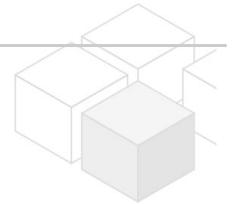
living area	130m ²
Grundfläche	840m ²
Grünfläche	725m ²
rooms	5
bedroom	4
bath	2
WC	2
Property age	Neubau
condition	sehr gut
Available from	sofort
Contract type	--

Furnishing

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

Energy Performance Certificate

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



Lage

Verkehrsanbindung	S31
Nähe	Oberpullendorf