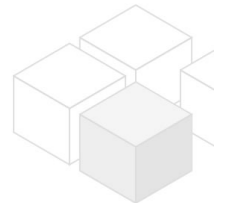
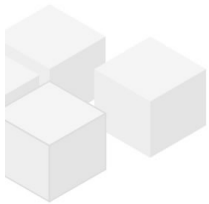


## Modern house in Vösendorf: 6 rooms, 2 bathrooms, open air parking, sauna

📍 2331 Vösendorf, Proximity: SCS

€ 3.490,-/month



## About Property

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Beautiful, modern house in Vösendorf.

### LOCATION

The area offers good infrastructure as the SCS is located in the immediate vicinity. The Badner Bahn offers a direct connection to Vienna.

### PROPERTY

The house runs over 3 levels and shows following rooms:

#### >Ground floor:

- .entrance
- .living dining room with fireplace and terrace/ garden
- .open kitchen
- .guest toilet
- .storage room
- .technical room

#### >first floor:

- .Hallway
- .3 bedrooms
- .Bathroom (tub, shower)
- .Separate toilet
- .storage room

#### >attic:

- .hallway
- .2 bedrooms - both with terrace
- .bathroom (shower)
- .separate toilet
- .storage room

### EQUIPMENT

- .Wooden and tiled floors
- .Terrace with pergola
- .Roof terrace
- .Glass sauna with outdoor shower
- .Garden (approx. 100m<sup>2</sup>)
- .2 parking spaces with electric charging station

### COSTS

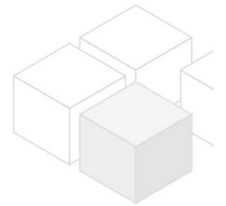
Rent: general maintenance costs and VAT included

Deposit: Euro 12,000.00

## General

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Propertynumber	11807
Property type	Haus



## Costs

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total rent	€ 3.490,-
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## Keyfacts

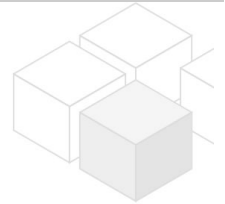
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living area	163m <sup>2</sup>
Grundfläche	250m <sup>2</sup>
Grünfläche	100m <sup>2</sup>
rooms	6
bedroom	5
bath	2
WC	3
Property age	Neubau
condition	sehr gut
Available from	Sofort
Contract type	befristet

## Furnishing

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



## Energy Performance Certificate

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HWB (kwh/m <sup>2</sup> /Jahr)	28.8
HWB Energieklasse	B
fGEE	0.75
fGEE Energieklasse	A

## Lage

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Verkehrsanbindung	Badner Bahn, A2 / A21 / A23
Nähe	SCS