

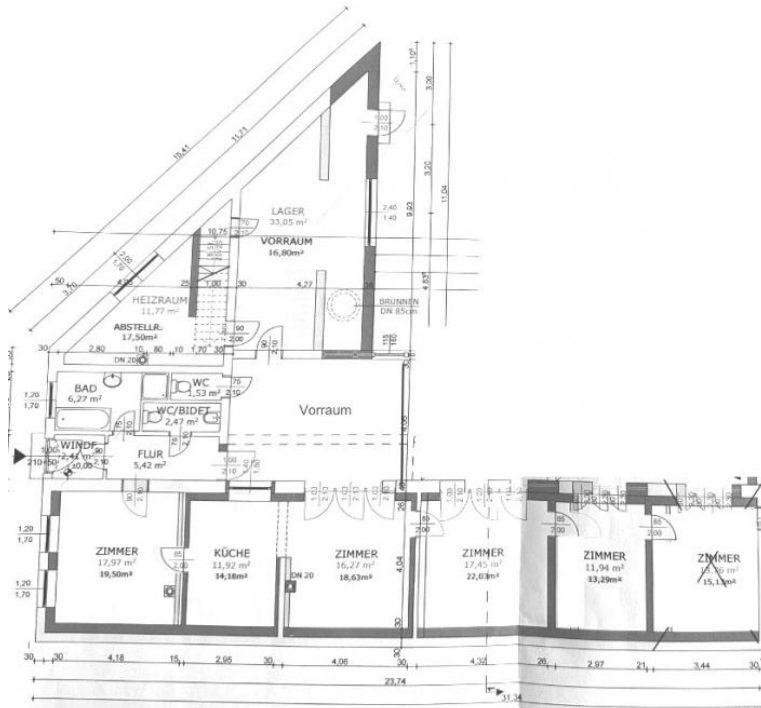
# nice house with big garden in a calm area

📍 2473 Potzneusiedl, Proximity: Schloss Potzneusiedl, Kirche HL. Markus

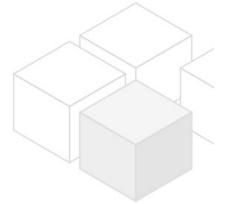
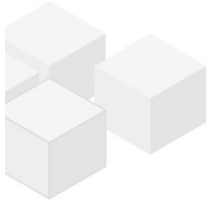
€ 270.000,- purchase price



## Plans



www.homefinding.at



## About Property

---

old house with big garden in a nice area

### LOCATION

Shops, supermarkets, restaurants etc. can be reached in a few minutes by car. The well known shopping center Parndorf is only 12 kilometers away. The motorway A6 offers a good connection to Vienna.

### PUBLIC TRANSPORT

Bus 298, 299

### PROPERTY

The house offers following rooms:

- .entree
- .dining room
- .living room with semiopen kitchen
- .2 bedrooms
- .office room
- .bathroom (shower, tub)
- .2 separate toilets
- .heating room
- .wintergarden

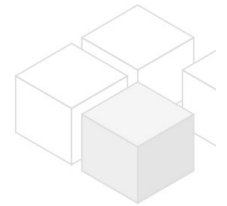
### EQUIPMENT

- .wooden and tiled floors

### 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

---

|                 |         |
|-----------------|---------|
| Property number | 11811   |
| Property type   | Wohnung |

## Costs

---

|                |             |
|----------------|-------------|
| purchase price | € 270.000,- |
|----------------|-------------|

## Keyfacts

---

|             |                    |
|-------------|--------------------|
| living area | 138m <sup>2</sup>  |
| Grundfläche | 1262m <sup>2</sup> |
| Grünfläche  | 906m <sup>2</sup>  |

---

|                |                  |
|----------------|------------------|
| rooms          | 5                |
| bedroom        | 2                |
| bath           | 1                |
| WC             | 2                |
| Property age   | Neubau           |
| condition      | durchschnittlich |
| Available from | sofort           |
| Contract type  | --               |

## Furnishing

---

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

## Energy Performance Certificate

---

|                                |     |
|--------------------------------|-----|
| HWB (kwh/m <sup>2</sup> /Jahr) | 217 |
| HWB Energieklasse              | F   |

## Lage

---

|                   |   |
|-------------------|---|
| Verkehrsanbindung | 298, 299                                |
| Nähe              | Schloss Potzneusiedl, Kirche HL. Markus |

