

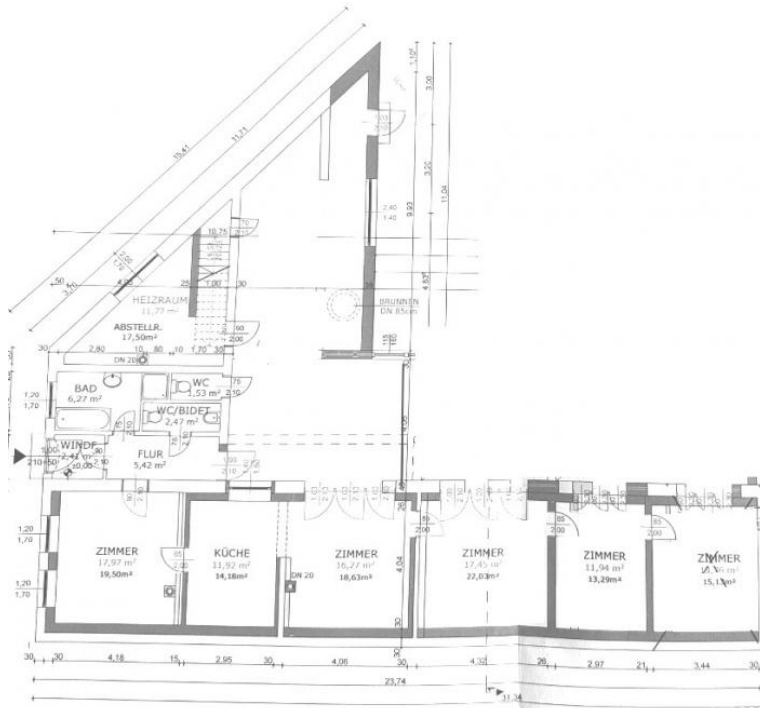
# nice house with big garden in a calm area

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

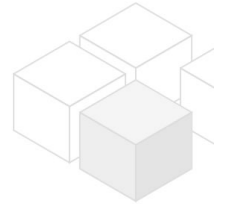
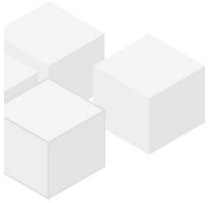
€ 265.000,- purchase price



## Plans



www.homefinding.at



## About Property

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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

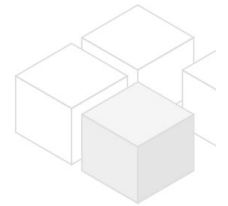
### EQUIPMENT

- .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

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Property number	11811
Property type	Haus

## Costs

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purchase price	€ 265.000,-
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## Keyfacts

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

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

## Furnishing

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type of heating	Etagenheizung
Flooring	Kunststoffboden
parking	--
kitchen	ja

## Energy Performance Certificate

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

## Lage

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

