# nice house with big garden in a calm area

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

## € 245.000,- purchase price







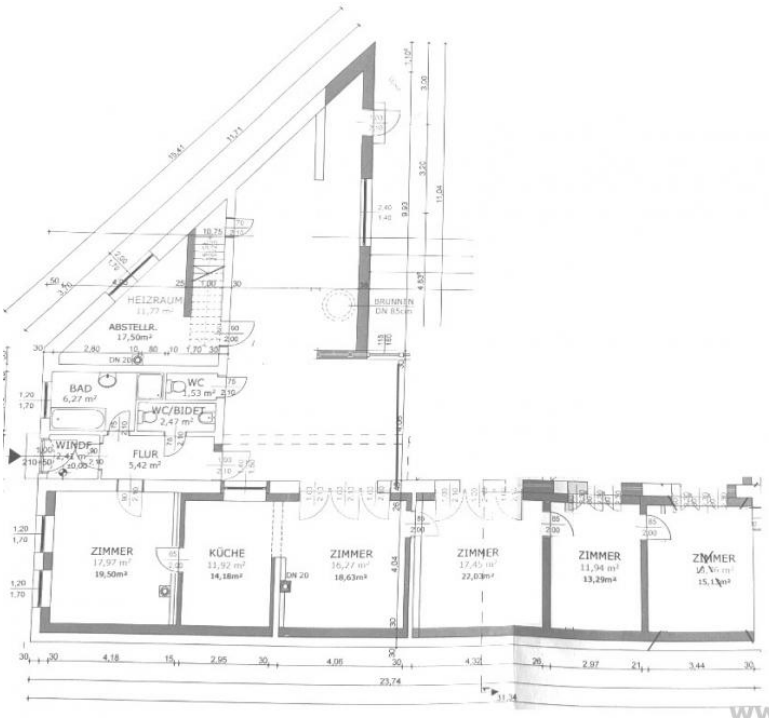








## Plans




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

| | |
|---|---|
| Propertynumber | 11811 |
| Property type | Haus |

# Costs

| | |
|---|---|
| purchase price | € 245.000,- |
| Provision | € 3% |

# Keyfacts

| | |
|---|---|
| living area | 138m$^2$ |
| Grundfläche | 1262m$^2$ |

| | |
|---|---|
| Grünfläche | 906m$^2$ |
| 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$^2$/Jahr) | 217 |
| HWB Energieklasse | F |
| $f_{GEE}$ | 3.35 |
| $f_{GEE}$ Energieklasse | F |

## Lage

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