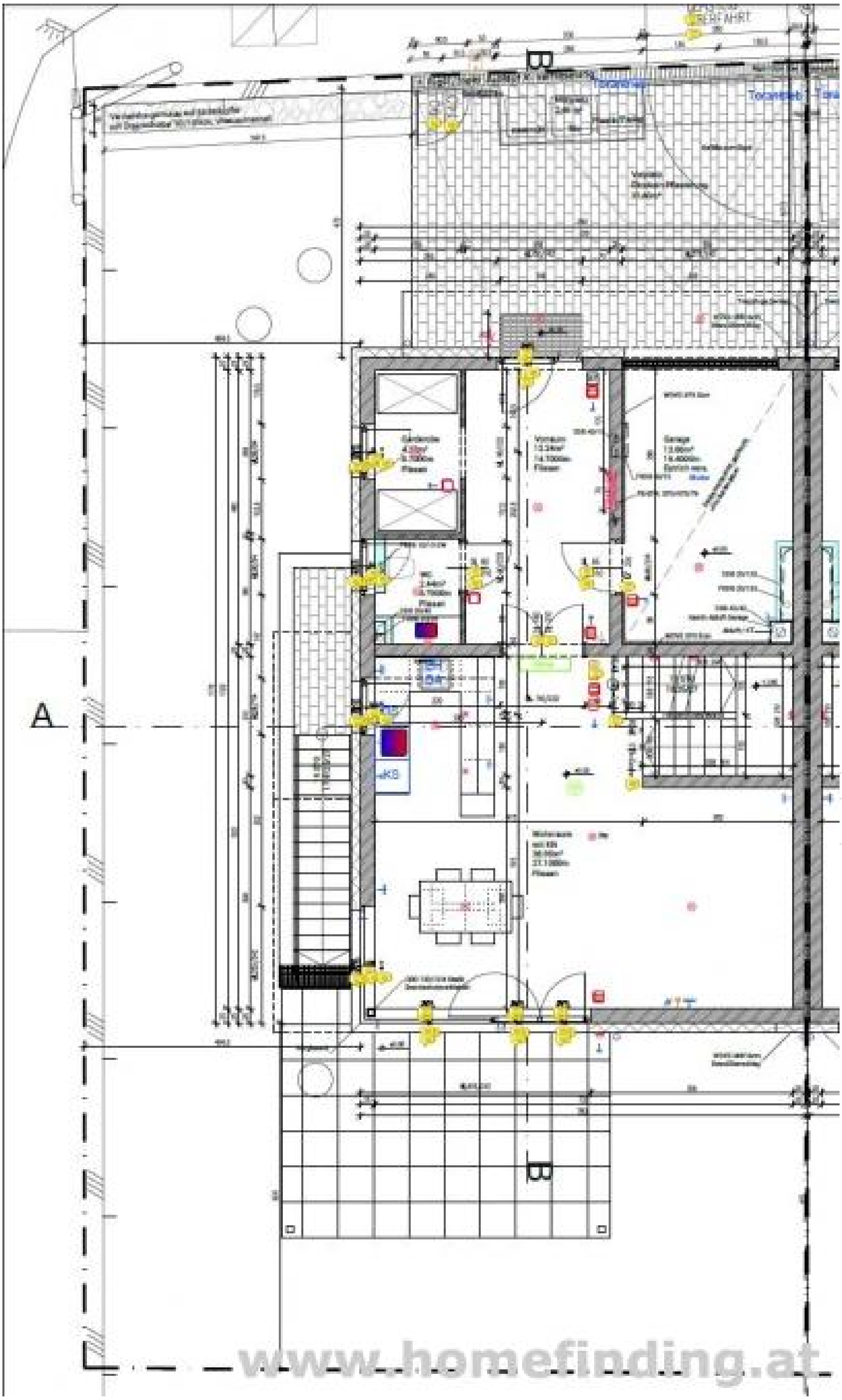
nice semi detached house with garden

1220 Wien, Proximity: Kirschenalle, Lobau

€ 3.990,- /month

Plans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About Property

first time use - exclusive house in a calm area

LOCATION
Supermarkets, restaurants, pharmacies can be reached within a few minutes. The Lobau offers a nice place for a relaxing walk. Public lines are just around the corner and connect quickly with inner districts.

PUBLIC TRANSPORT
88B, 98A

PROPERTY
The house offers following rooms on 4 levels:

>ground floor:
.entree
.living dining room with access to the terrace/garden
.open kitchen
.storage room
.guest toilet
.access to the garage

>first floor
.hallway
.Bedroom with bathroom (shower, toilet) and walk in closet
.2 further bedrooms
.bathroom (tub, toilet)

>attic
.hallway with access to terrace
.bedroom with bathroom (shower, toilet) and terrace

>basement
.hallway
.large room with access to the garden
.bathroom (shower, toilet)
.technical room
.storage room

EQUIPMENT
.wooden and tiled floors
.garden
.garage space
.outside blinds
.air condition
.private garden

COSTS
rent: general maintenance costs (water/ used water not included!) and VAT included
depost: 3 gross rents

General

Propertynumber	11817
Property type	Haus

Costs

total rent	€ 3.990,-

Keyfacts

living area	170.24m^2
Kellerfläche	77m^2
rooms	6
bedroom	4
bath	3
WC	4
Property age	Neubau
condition	sehr gut
Available from	sofort
Contract type	befristet

Furnishing

type of heating	Fussboden
Flooring	Parkettboden
parking	--
kitchen	ja
Klimaanlage	ja
Terrasse	1

Energy Performance Certificate

HWB (kwh/m^2/Jahr)	24.25
HWB Energieklasse	A
f_{GEE}	0.65
f_{GEE} Energieklasse	A+

Lage

Verkehrsanbindung	88B, 98A
Nähe	Kirschenalle, Lobau