

nice semi detached house with garden

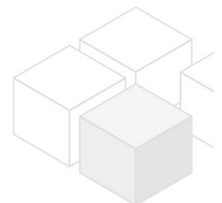
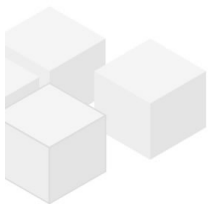
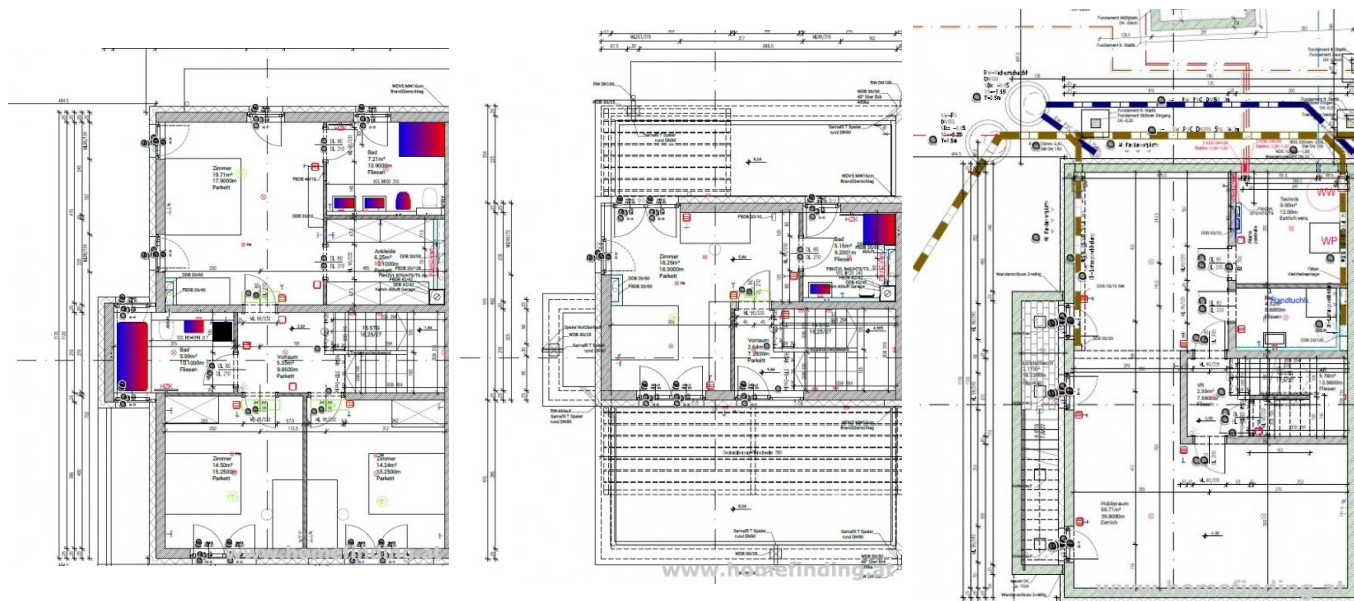
📍 1220 Wien, Proximity: Kirschenalle, Lobau

€ 3.990,- /month



Plans





About Property

first time use - exklusive 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

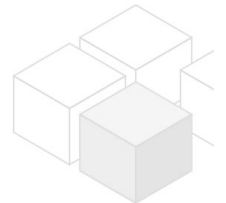
- .hallway
- .large room with access to the garden
- .bathroom (shower, toilet)
- .technical room
- .storage room

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

Property number	11824
Property type	Haus

Costs

total rent	€ 3.990,-
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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
fGEE	0.65
fGEE Energieklasse	A+

Lage

Verkehrsanbindung	88B, 98A
Nähe	Kirschenalle, Lobau