

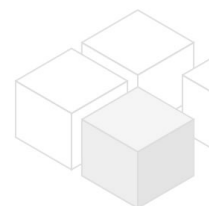
refurbished house with garden at Gersthof

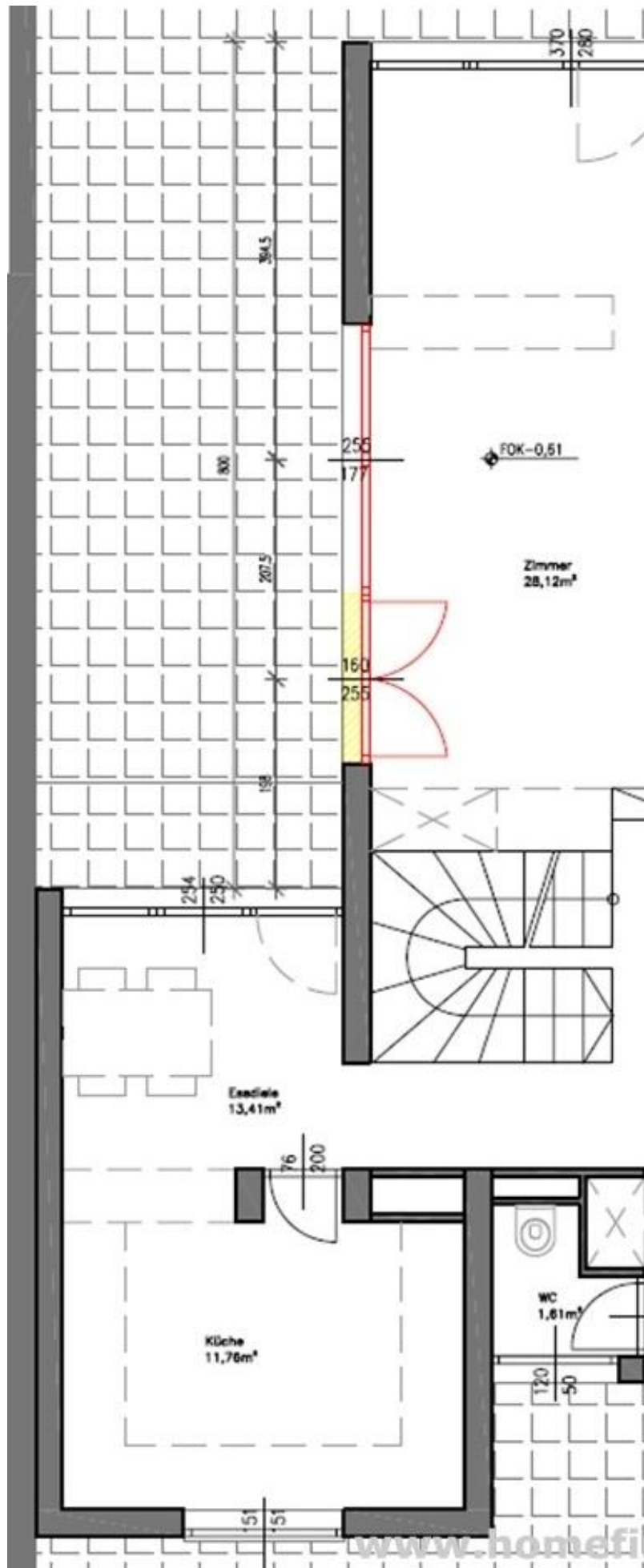
📍 1180 Wien, Proximity: Herbeckstraße, Naafgasse

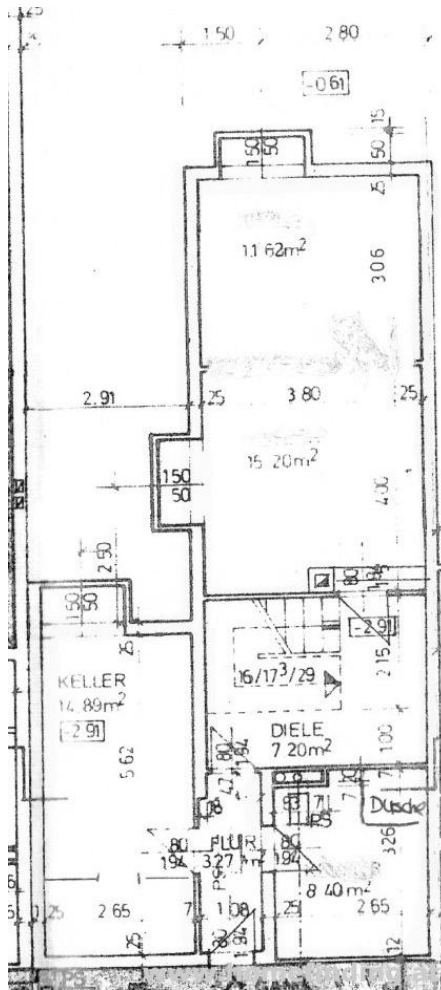
€ 3.758,62 /month



Plans







About Property

This nice detached house is very well located in the cottage area of Gersthof. The public line 40 connects to the city center and to shops, restaurants, supermarkets.

PROPERTY

The house itself has following rooms on 3 levels:

>ground floor:

- .entrance
- .nice living dining room with open fireplace and terrace with access to the garden
- .modern eat in kitchen with terrace
- .guest toilet
- .2 small wardrobes
- .staircase

>first floor:

- .hallway
- .3 bedrooms - one with balcony
- .bathroom with toilet

>basement:

- .hallway
- .large hobby room
- .2 storage rooms
- .sauna with shower
- .access to the garage

EQUIPMENT

- .wooden and tiled floors
- .sat-tv
- .in house garage

COSTS

rent: general maintenance costs and VAT included

additional monthly costs: € 161,53 for heating/ warm water

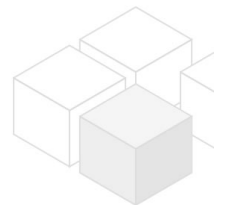
deposit: Euro 12000.00

General

Property number	1231
Property type	Haus

Costs

net rent	€ 3.200,-
gross rent	€ 3520
operating cost	€ 238.62
total rent	€ 3.758,62
Kaution	€ 12000



Keyfacts

living area	140m ²
rooms	5
bedroom	3
bath	1
WC	2
Property age	Neubau
condition	sehr gut
Available from	sofort
Contract type	befristet

Furnishing

type of heating	Zentralheizung
Flooring	Parkettboden
parking	Garage
kitchen	ja
balcony	ja
Terrasse	1
Sauna	ja
Satellitenfernsehen	ja

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	161.60
HWB Energieklasse	E

Lage

Verkehrsanbindung	40
Nähe	Herbeckstraße, Naafgasse