

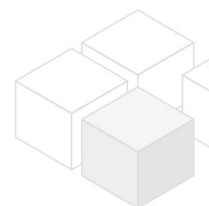
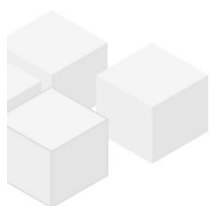
refurbished house with garden at Gersthof

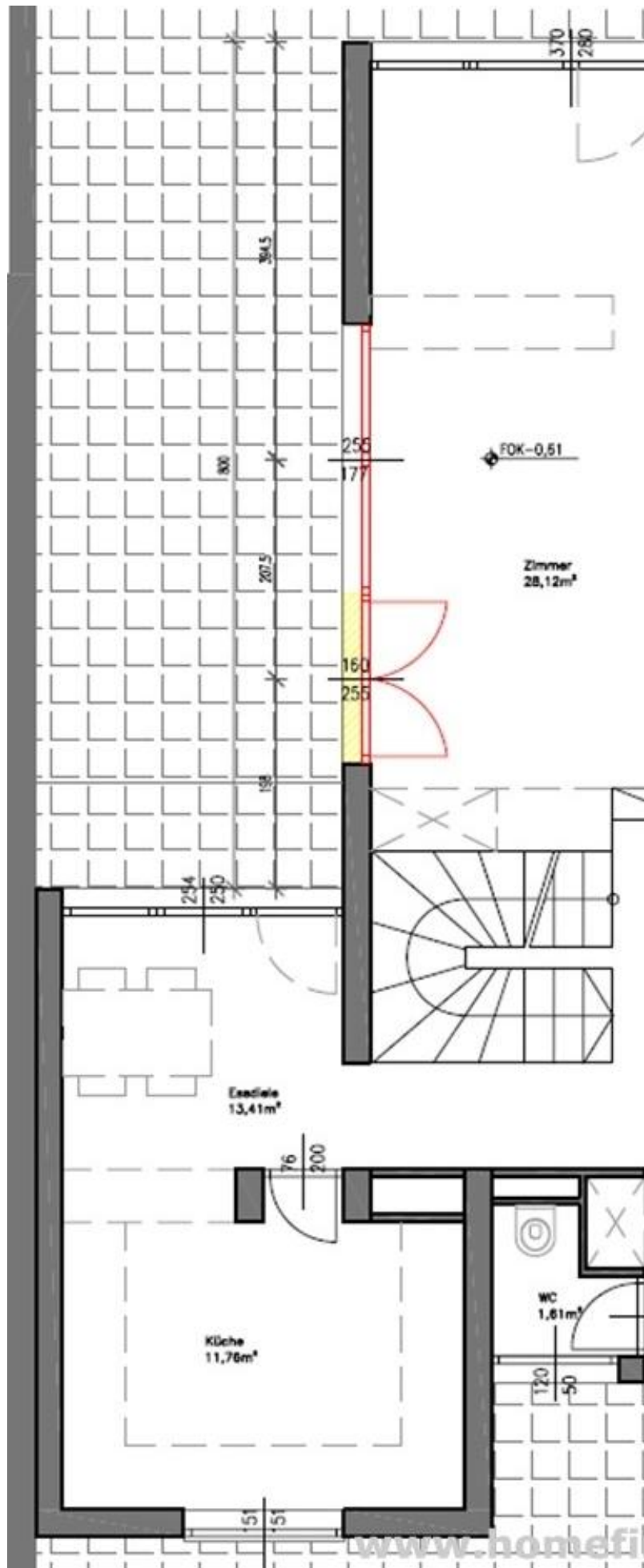
📍 1180 Wien, Proximity: Herbeckstraße, Naaffgasse

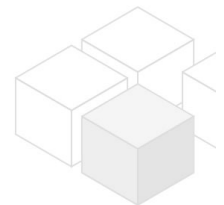
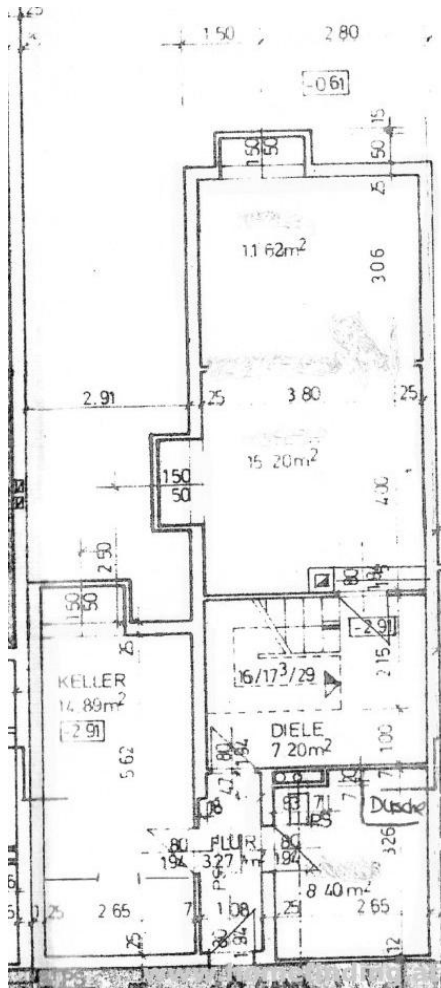
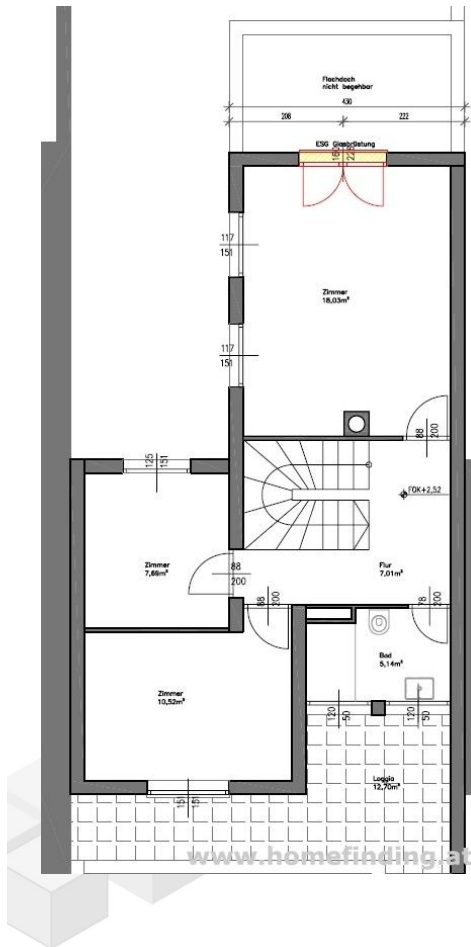
€ 3.758,62/month



Plans







About Property

This nice detached house is very well located in the cottage area of Gersthof.

LOCATION

Shops, restaurants, supermarkets, pharmacies etc. are only a view minutes away. Public lines are within walking distance and offer a good connections to other districts.

PUBLIC TRANSPORT

40, 41

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
- .storage space
- .staircase

>first floor:

- .hallway
- .3 bedrooms - one with balcony
- .bathroom (tub, 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: € 187,11 for heating/ warm water
deposit: Euro 12000.00

General

Propertynumber	1231
Property type	Haus

Costs

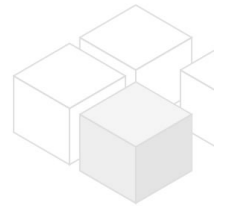
net rent	€ 3.200,-
gross rent	€ 3520
operating cost	€ 238.62
total rent	€ 3.758,62
Kaution	€ 12000

Keyfacts

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

Furnishing

type of heating	Etagenheizung
Flooring	Parkettboden
parking	Garage
kitchen	ja
Terrasse	1
Satellitenfernsehen	ja



Energy Performance Certificate

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

Lage

Verkehrsanbindung	40, 41
Nähe	Herbeckstraße, Naaffgasse