

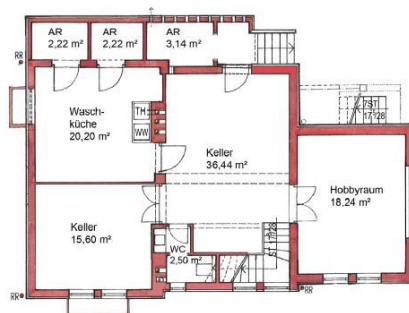
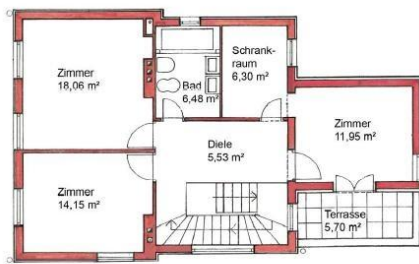
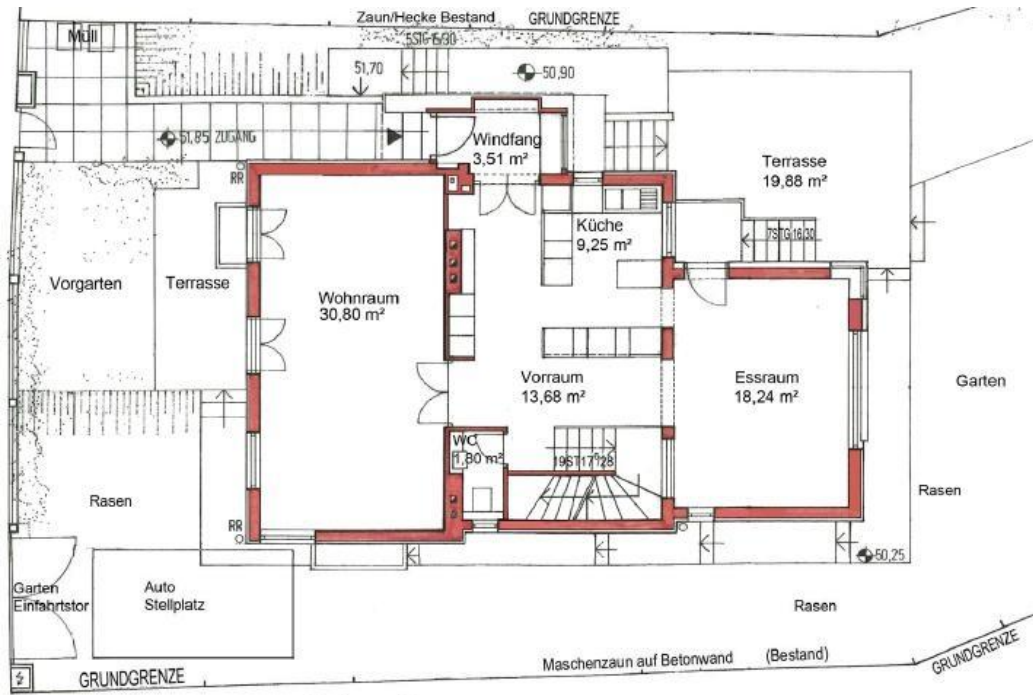
great house in calm area next to Grinzing Allee

📍 1190 Wien, Proximity: Hungerberg, Paradisgasse

€ 4.400,- /month



Plans



About Property

This nice house is situated in a calm situation of the 19th district - called Döbling.

LOCATION

Shops, restaurants, supermarkets, market, hotel etc can be found nearby. The public lines 37, 38, 10A, 39A, S45 connect fast to city center/ other districts.

PROPERTY

It has following rooms:

>ground floor:

- .entrance area
- .living room with access to the garden
- .dining room with access to the garden
- .kitchen
- .toilet

>first floor:

- .hallway
- .master bedroom with walk in closet + balcony
- .master bedroom with walk in closet
- .2 additional bedrooms
- .bathroom
- .toilet

>basement:

- .hallwy
- .hobby room
- .guest bedroom
- .laundry room
- .storage room
- .bathroom (shower, toilet)

equipment:

- .wooden and tiled floors
- .parking place
- .terrace

COSTS

rent: general maintenance costs and VAT included

deposit: € 12000.00

General

Propertynumber	1632
Property type	Haus

Costs

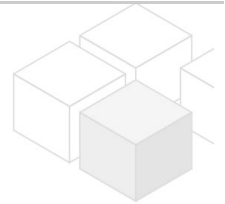
net rent	€ 3.700,-
gross rent	€ 4070
operating cost	€ 330
total rent	€ 4.400,-

Keyfacts

living area	225m ²
Grundfläche	450m ²
Grünfläche	350m ²
rooms	7
bedroom	4
bath	2
WC	3
Property age	Altbau
condition	sehr gut
Available from	Juli 2024
Contract type	befristet

Furnishing

type of heating	Etagenheizung
Flooring	Parkettboden
parking	Freiplatz
kitchen	ja
balcony	ja
Terrasse	1



Energy Performance Certificate

HWB (kwh/m ² /Jahr)	87
HWB Energieklasse	C

Lage

Verkehrsanbindung	37, 38, 10A, 39A, S45
Nähe	Hungerberg, Paradisgasse