

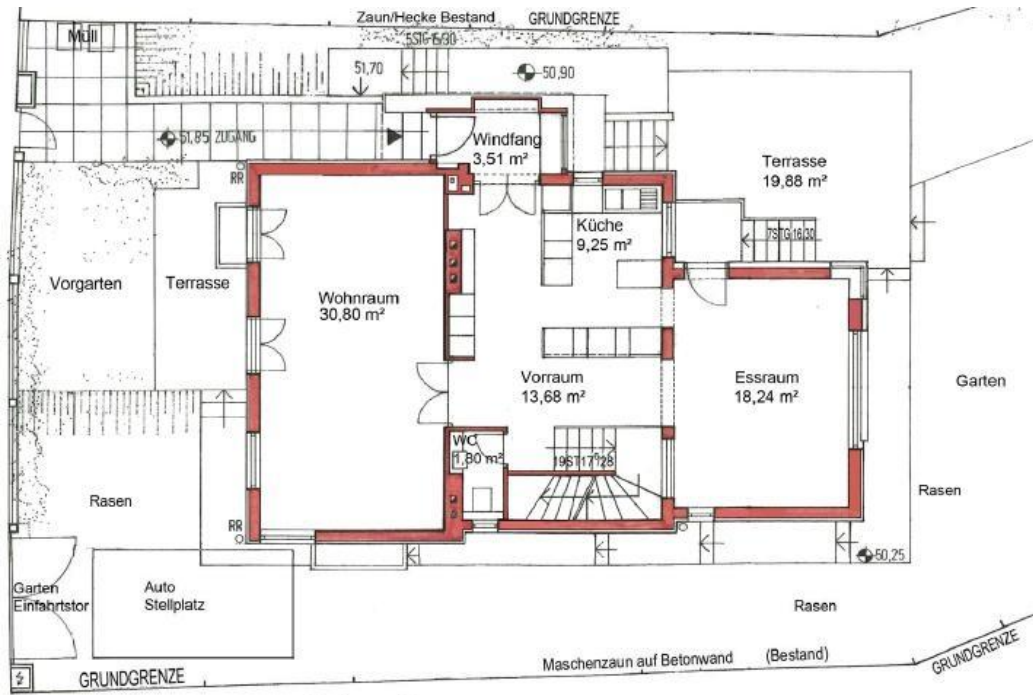
# great house in calm area next to Grinzing Allee

📍 1190 Wien, Proximity: Hungerberg, Paradisgasse

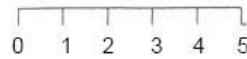
€ 4.400,- /month



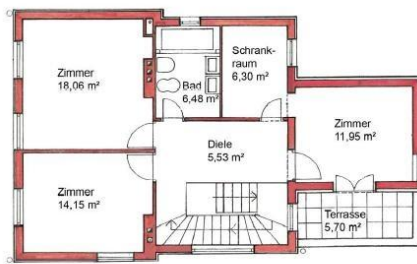
## Plans



**Erdgeschoss**



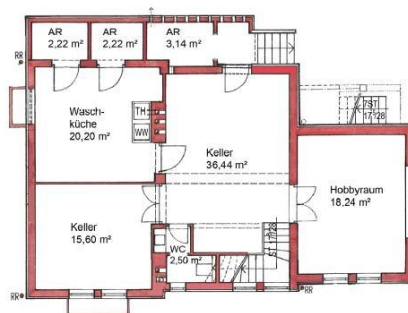
[www.homefinding.at](http://www.homefinding.at)



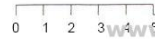
**Obergeschoss**



[www.homefinding.at](http://www.homefinding.at)



**Keller / Souterrain**



[www.homefinding.at](http://www.homefinding.at)

## 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

---

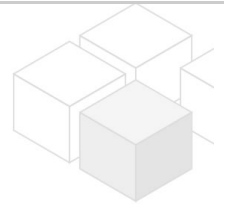
|                |           |
|----------------|-----------|
| net rent       | € 3.700,- |
| gross rent     | € 4070    |
| operating cost | € 330     |
| total rent     | € 4.400,- |

## Keyfacts

|                |                   |
|----------------|-------------------|
| living area    | 225m <sup>2</sup> |
| Grundfläche    | 450m <sup>2</sup> |
| Grünfläche     | 350m <sup>2</sup> |
| 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 <sup>2</sup> /Jahr) | 87 |
| HWB Energieklasse              | C  |

## Lage

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