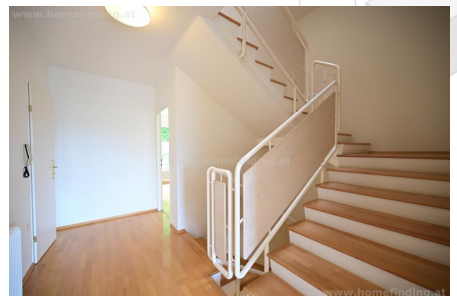


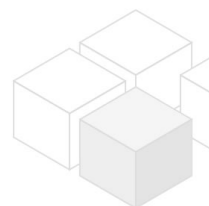
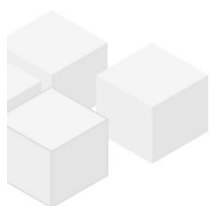
detached house with nice garden and great view

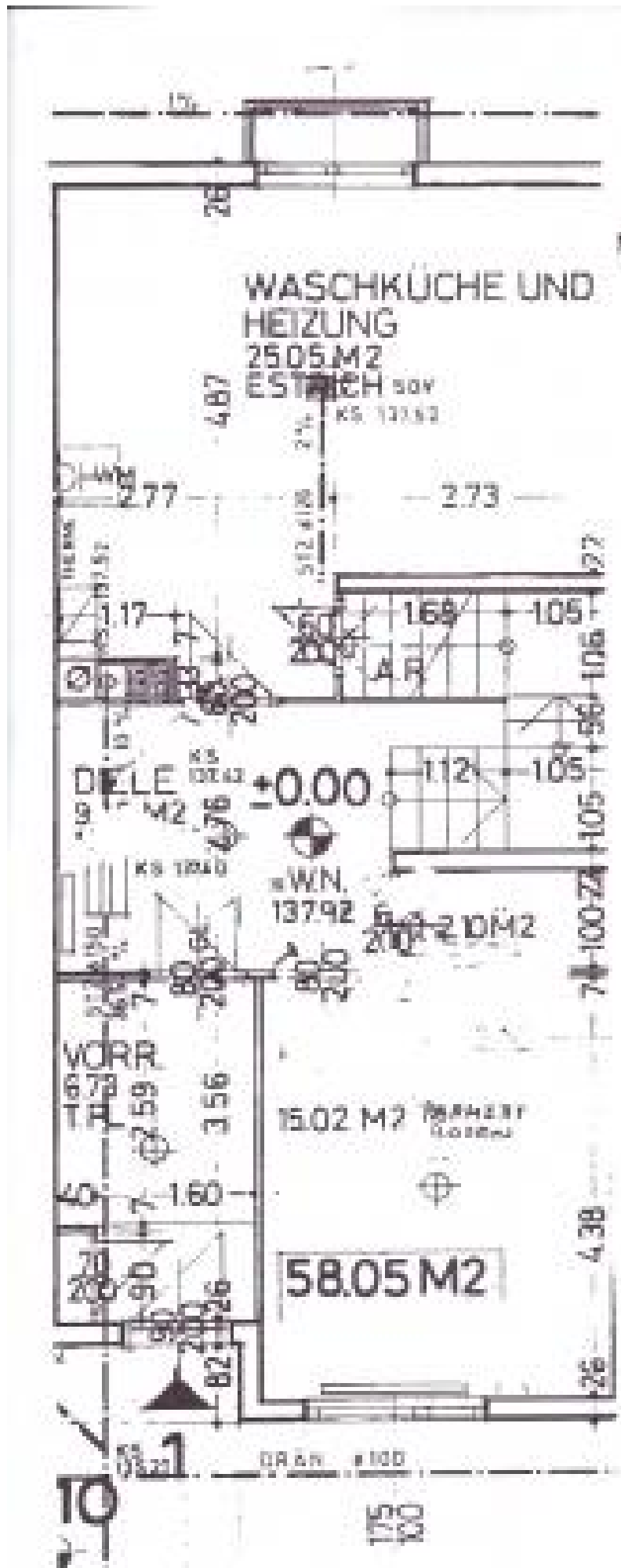
📍 1130 Wien, Proximity: Ghelengasse, Wolfratplatz, Lainzer Tiergarten

€ 2.950,-/month



Plans







About Property

Detached situated in a green and calm area of Ober St Veit with panoramic view.

LOCATION

supermarkets, laundry service, bakery shops, schools, kindergarden, etc. can be reached by a short drive. the public transport is very good (7 minutes with bus to U4 Ober St Veit).

PROPERTY

This house has four levels and following rooms:

>ground floor:

entrance
guest bedroom
generous basement.

>first floor:

.living room with balcony
.eat in kitchen with kitchen with exit to garden
.guest toilet
.storage room.

>second floor:

.hallway
.2 bedrooms - one with balcony
.bathroom with tub
.separate toilet
.second bathroom with shower

>attic:

.bedroom
.storage room

equipment:

.garden
.1x garage
.sat TV
.wooden and tiled floors
.2 balconies
.terrace

COSTS

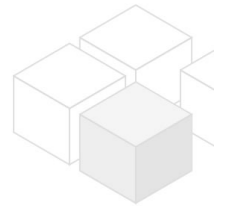
rent: general maintenance costs included

deposit: 3 gross rents

General

Propertynummer 1702

Property type Haus



Costs

net rent	€ 2.415,53
gross rent	€ 2657.08
operating cost	€ 292.92
total rent	€ 2.950,-
Kaution	€ 8850

Keyfacts

living area	185m ²
Nutzfläche	240m ²
Grünfläche	200m ²
rooms	5
bedroom	4
bath	2
WC	2
Property age	Neubau
condition	sehr gut
Available from	sofort
Contract type	befristet

Furnishing

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

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	68
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Lage

Verkehrsanbindung	54B; 55B > U4 Ober St Veit
Nähe	Ghelengasse, Wolfratplatz, Lainzer Tiergarten