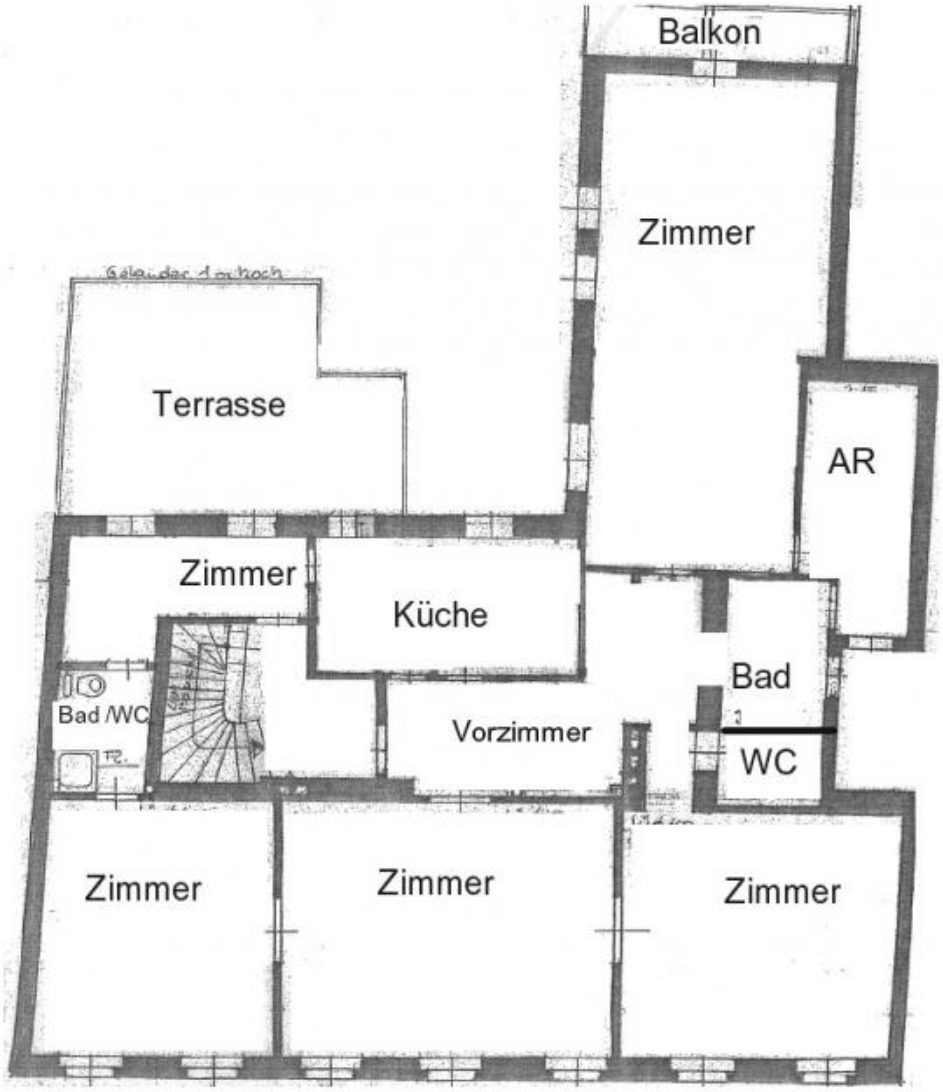
very nice old style apartment with big terrace

1190 Wien, Proximity: Döblinger Hauptstraße, Rudolfinerhaus

€ 4.400,- /month

Plans



www.homefinding.at

About Property

Very exclusive, elegant first floor in a "Biedermeier-building".

LOCATION
It is located absolutely quiet and has a great view over a nice garden.

PROPERTY
The apartment thas following rooms:

.entree
.living dining room
.kitchen with big terrace
.3 bedrooms - one with balcony
.fourth smaller bedroom
.bathroom with tub
.second bathroom with shower + toilet
.guest toilet

Equipment:
.wooden and tiled floors
.swing doors
.gas heating
.2x balcony/terrace: ca 40m2

COSTS
Rent: general maintenance costs and VAT included
Deposit: 3 gross rents

General

Propertynumber	1750
Property type	Wohnung

Costs

net rent	€ 3.650,-
gross rent	€ 4015
operating cost	€ 385
total rent	€ 4.400,-

Keyfacts

living area	190m^2
rooms	5
bedroom	4
bath	2
WC	2

Property age	Altbau
condition	sehr gut
Available from	sofort
Contract type	befristet

Furnishing

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

Energy Performance Certificate

HWB (kwh/m^2/Jahr)	113
HWB Energieklasse	D
f_{GEE}	1.86
f_{GEE} Energieklasse	D
Gültig bis	09.01.2023

Lage

Verkehrsanbindung	37, 38, 10A, 39A, S45
Nähe	Döblinger Hauptstraße, Rudolfinerhaus