

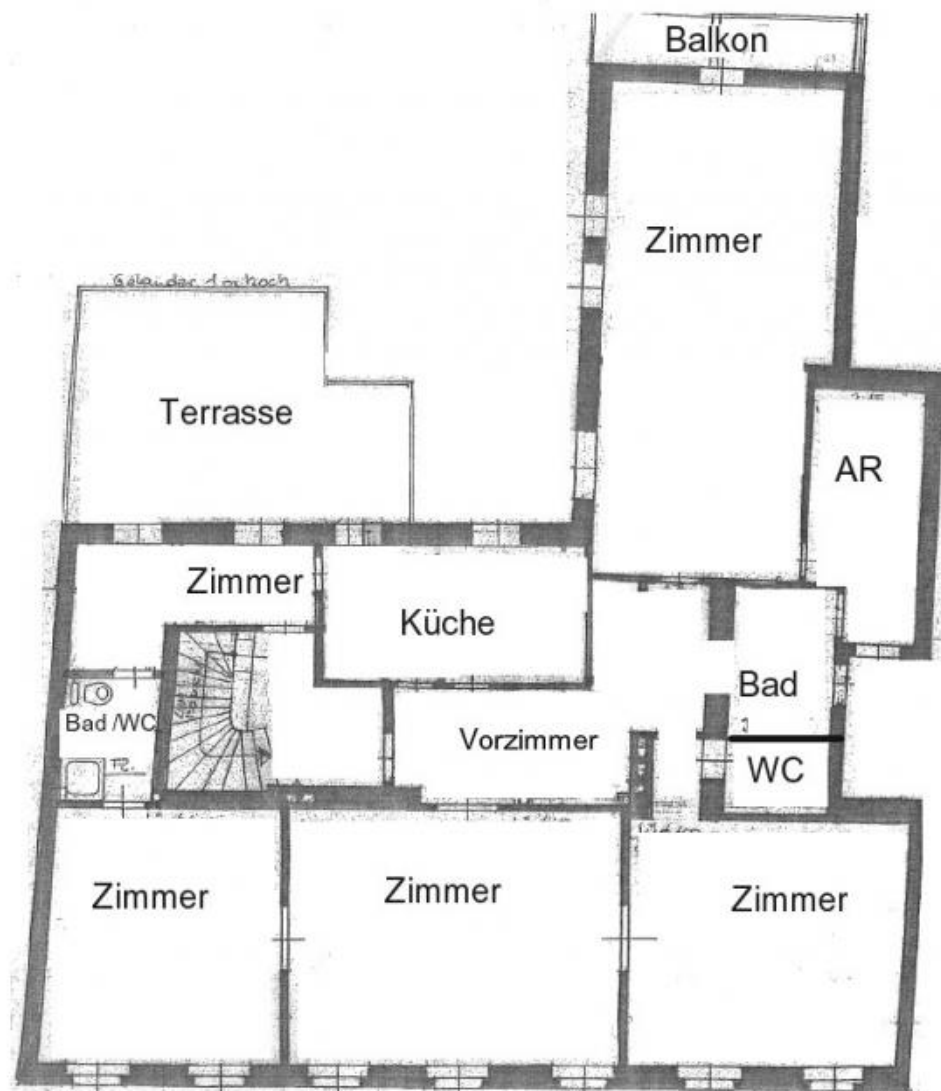
very nice old style apartment with big terrace

📍 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 has the 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

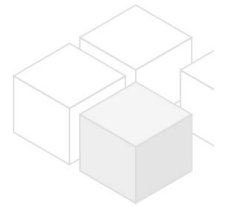
Equipment:

- .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

Property number	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

