

nice house close to Wittgensteinstraße - 5 bedrooms

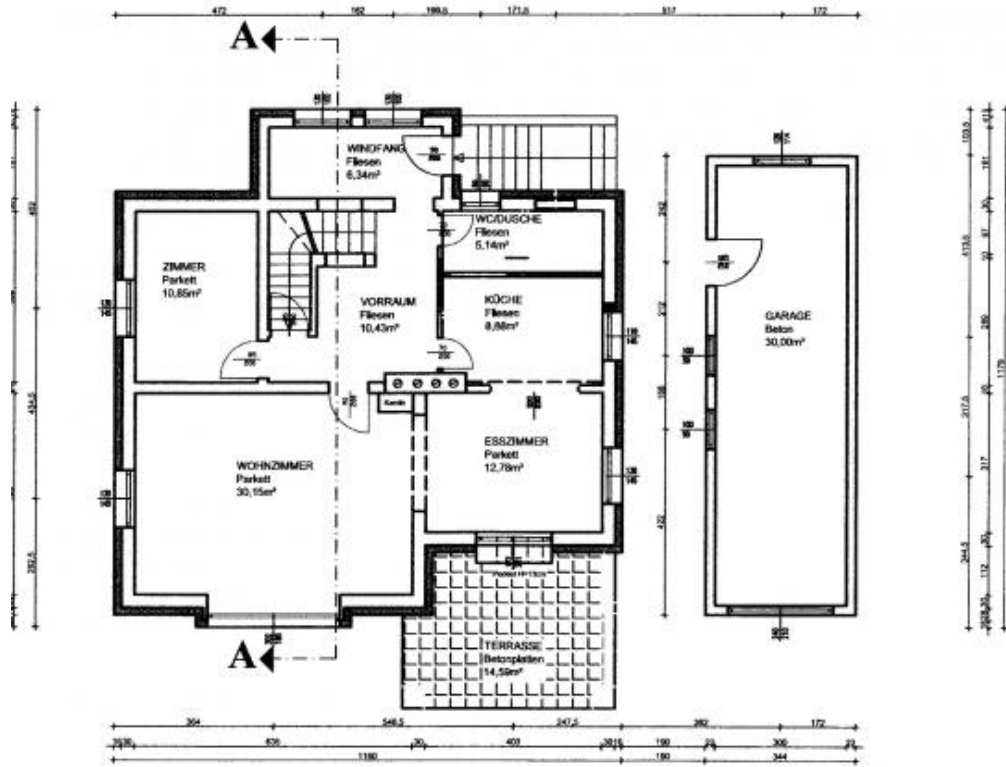


📍 1130 Wien, Proximity: Nöstleberggasse, Wittgensteinstraße

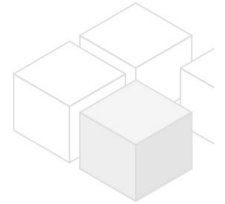
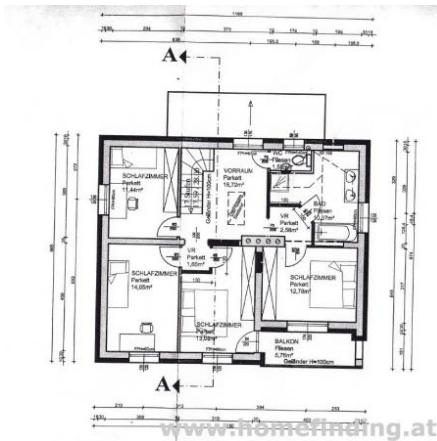
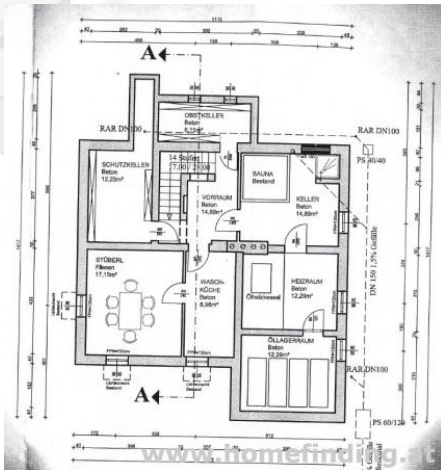
€ 4.300,-/month



Plans



www.homefinding.at



About Property

This very nice house is situated in green and calm neighbourhood close to Napoleonwald.

LOCATION

Shops, restaurants, supermarkets, schools, kindergarden, hospital etc can be reached by bus (156B, 56B) or by car. #

PUBLIC TRANSPORT

56B, 156B

PROPERTY

It has following rooms:

>ground floor

- .entree
- .32m² living dining room with access to terrace/ into the garden
- .open kitchen
- .bedroom
- .bathroom (shower)
- .toilet.

>first floor

- .hallway
- .4 bedrooms - two with balcony
- .bathroom (tub, shower, toilet).

>basement

- .hallway
- .sauna
- .shower
- .garage

EQUIPEMNT:

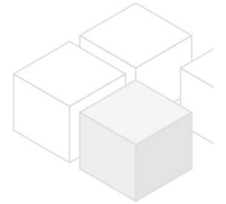
- .wooden and tiled floors
- .garage for 1 car
- .alarm system

COSTS

rent: general maintenance costs and VAT included

additional yearly costs: € 720,00 for insurance of the building + household insurance

deposit: € 14.000,00



General

Propertynumber	5783
Property type	Haus

Costs

total rent	€ 4.300,-
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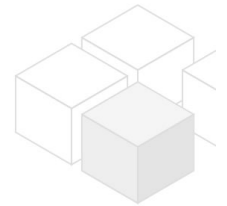
Kaution € 14000

Keyfacts

living area	180m ²
Nutzfläche	300m ²
Grundfläche	560m ²
rooms	6
bedroom	5
bath	3
WC	2
Property age	Neubau
condition	sehr gut
Available from	15.07.2026
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)	32.5
HWB Energieklasse	B
fGEE	0.95
fGEE Energieklasse	B

Lage

Verkehrsanbindung	156B, 56B
Nähe	Nästlebergergasse, Wittgensteinstraße