

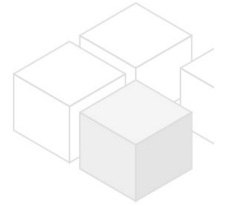
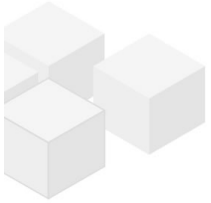
# small house with south facing garden

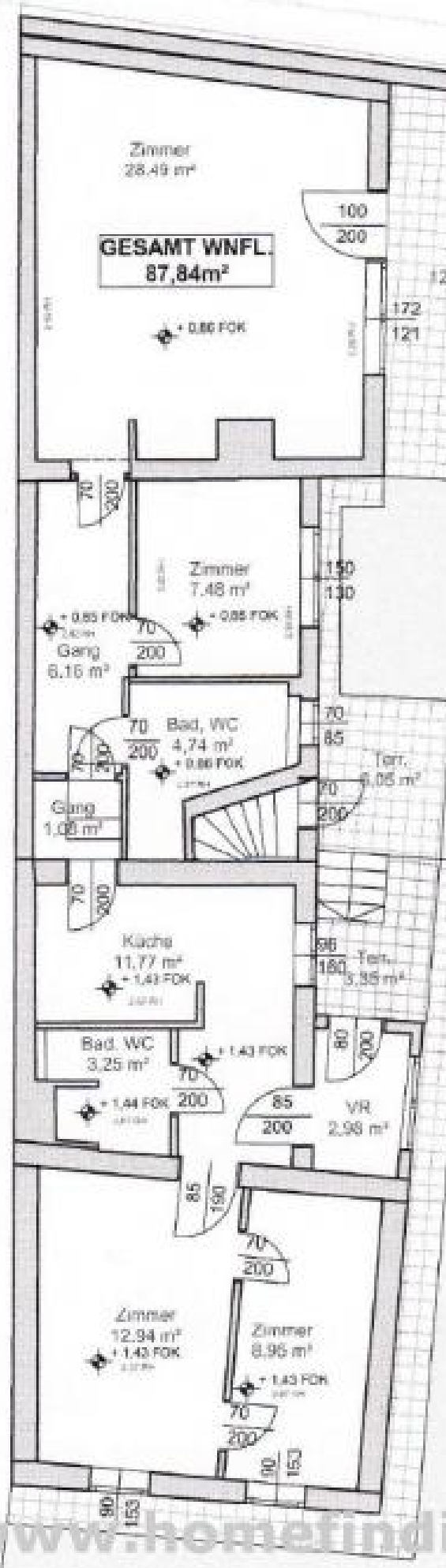
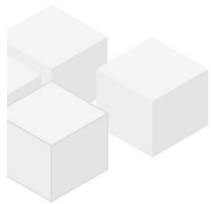
📍 1110 Wien, Proximity: Kaiser Ebersdorfer Straße

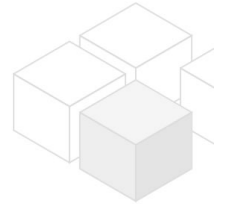
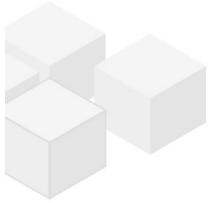
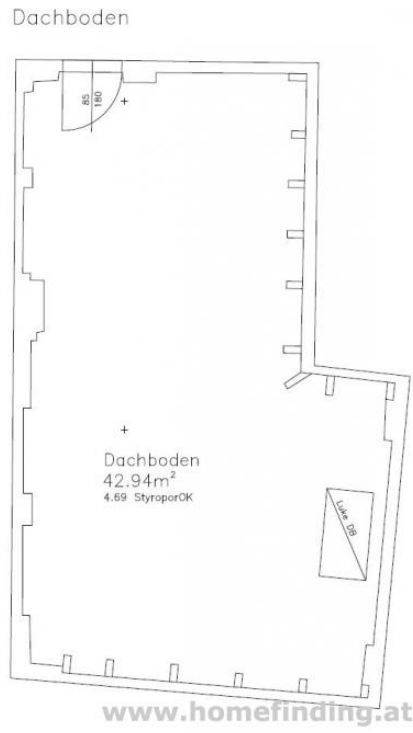
€ 1.672,-/month



## Plans







## About Property

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This nice house is situated in green and calm neighbourhood in the 11th district close to Kaiser Ebersdorfer Straße.

### LOCATION

Shops, restaurants, supermarkets etc can be reached by a short walk or by public transport (71A, 73A).

### PROPERTY

The house has following rooms:

#### >GROUND FLOOR:

- .entree
- .ca 28,49 m<sup>2</sup> living dining room
- .kitchen
- .2-3 bedrooms
- .2x bathroom with shower + toilet.

#### >BASEMENT:

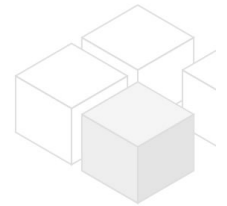
- .1 room

#### equipment:

tiled floors, garden, open air parking, built in wardrobe

#### COSTS:

rent: general maintenance costs and VAT included  
deposit: 3 gross rents



## General

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Property number	5914
Property type	Haus

## Costs

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net rent	€ 1.400,-
gross rent	€ 1540
operating cost	€ 132
total rent	€ 1.672,-

## Keyfacts

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living area	87.84m <sup>2</sup>
Nutzfläche	102.49m <sup>2</sup>
Grünfläche	300m <sup>2</sup>
Kellerfläche	14.65m <sup>2</sup>
rooms	4

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bedroom	3
bath	2
WC	2
Property age	Altbau
condition	sehr gut
Available from	1.10.2026
Contract type	befristet

## Furnishing

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Flooring	Fliesenboden
parking	Freiplatz
kitchen	ja
Terrasse	1

## Energy Performance Certificate

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HWB Energieklasse	C
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## Lage

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Verkehrsanbindung Nähe	71A, 73A Kaiser Ebersdorfer Straße
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