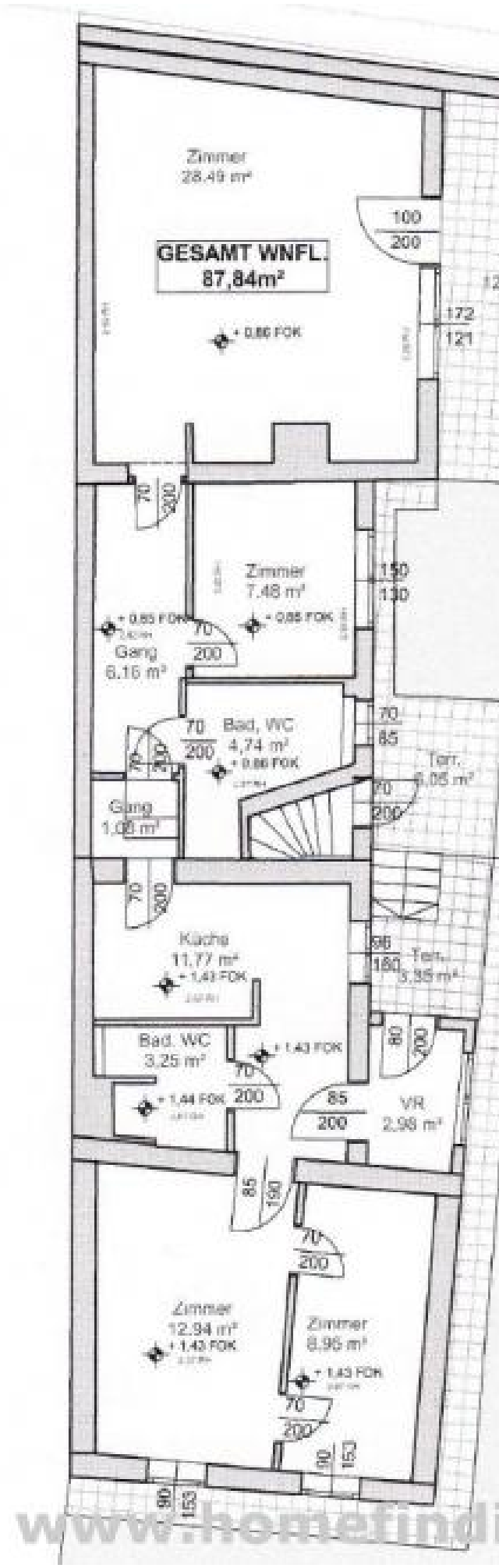
# small house with south facing garden

1110 Wien, Proximity: Kaiser Ebersdorfer Straße

## € 1.782,- /month

## Plans




www.homefindi

Keller
3.71
Keller
14.65m²
1.12 FOK
2.14 RH Träger
3.81
4.10
3.72
www.homefinding.at

# About Property

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 publis transport (71A, 73A).

PROPERTY
The house has following rooms:

>GROUND FLOOR:
.entree
.ca 28,49 m2 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. water / used water costs are not included
deposit: 5 gross rents

# General

| | |
|---|---|
| Propertynumber | 5914 |
| Property type | Haus |

# Costs

| | |
|---|---|
| net rent | € 1.490,- |
| gross rent | € 1639 |
| operating cost | € 143 |
| total rent | € 1.782,- |

# Keyfacts

| | |
|---|---|
| living area | 87.84m$^2$ |
| Nutzfläche | 102.49m$^2$ |

| | |
|---|---|
| Grünfläche | 300m$^2$ |
| Kellerfläche | 14.65m$^2$ |
| rooms | 4 |
| bedroom | 3 |
| bath | 2 |
| WC | 2 |
| Property age | Altbau |
| condition | sehr gut |
| Available from | nach Vereinbarung (Oktober 2026) |
| Contract type | befristet |

## Furnishing

| | |
|---|---|
| Flooring | Fliesenboden |
| parking | Freiplatz |
| kitchen | ja |
| Terrasse | 1 |

## Energy Performance Certificate

| | |
|---|---|
| HWB Energieklasse | C |

## Lage

| | |
|---|---|
| Verkehrsanbindung | 71A, 73A |
| Nähe | Kaiser Ebersdorfer Straße |