

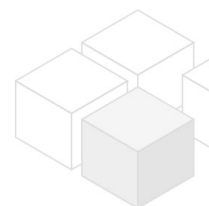
## small house with south facing garden

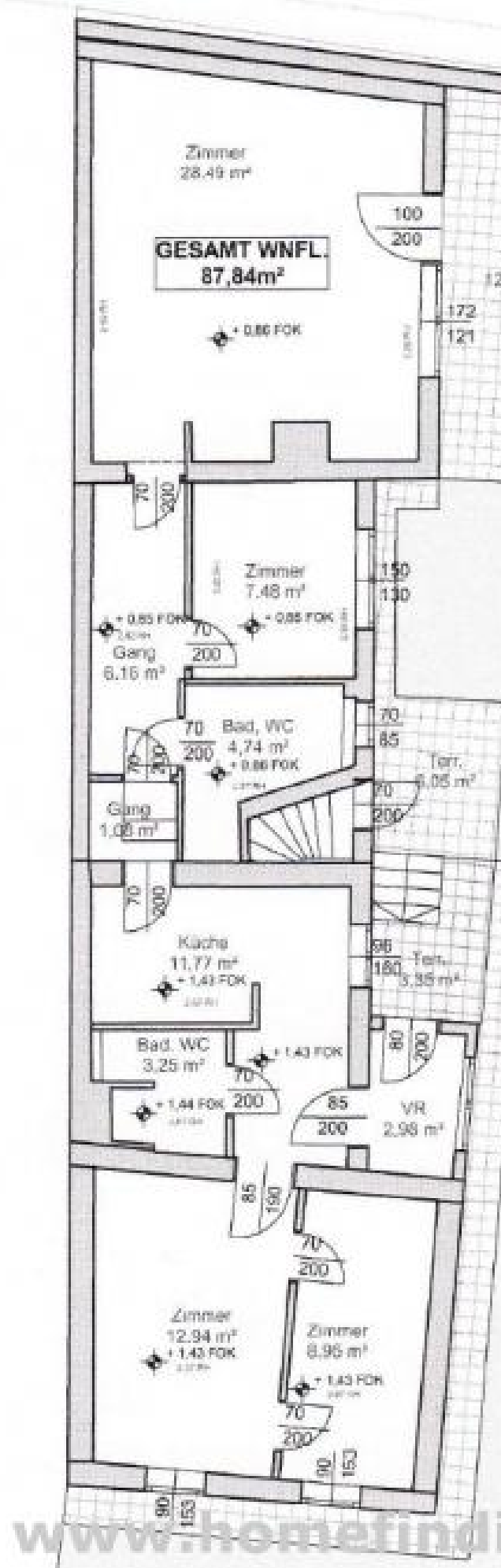
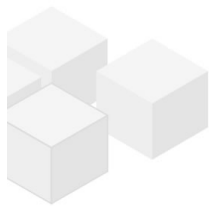
📍 1110 Wien, Proximity: Kaiser Ebersdorfer Straße

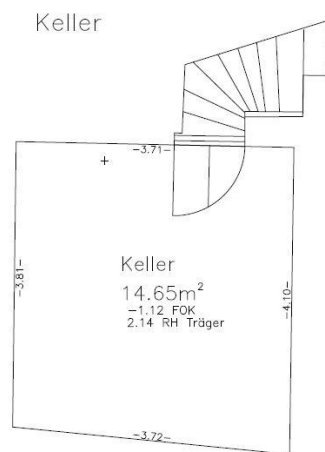
€ 1.782,- /month



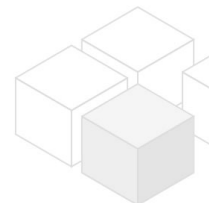
## Plans







[www.homefinding.at](http://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 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. water / used water costs are not included

deposit: 3 gross rents

## General

|                 |      |
|-----------------|------|
| Property number | 5914 |
| Property type   | Haus |

## Costs

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

## Keyfacts

|             |                      |
|-------------|----------------------|
| 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                                |
| 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 |

