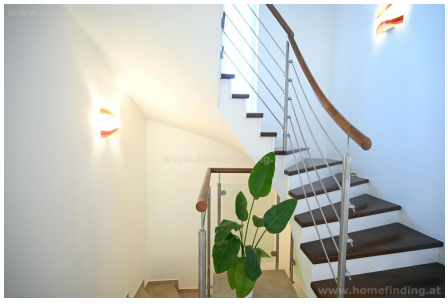
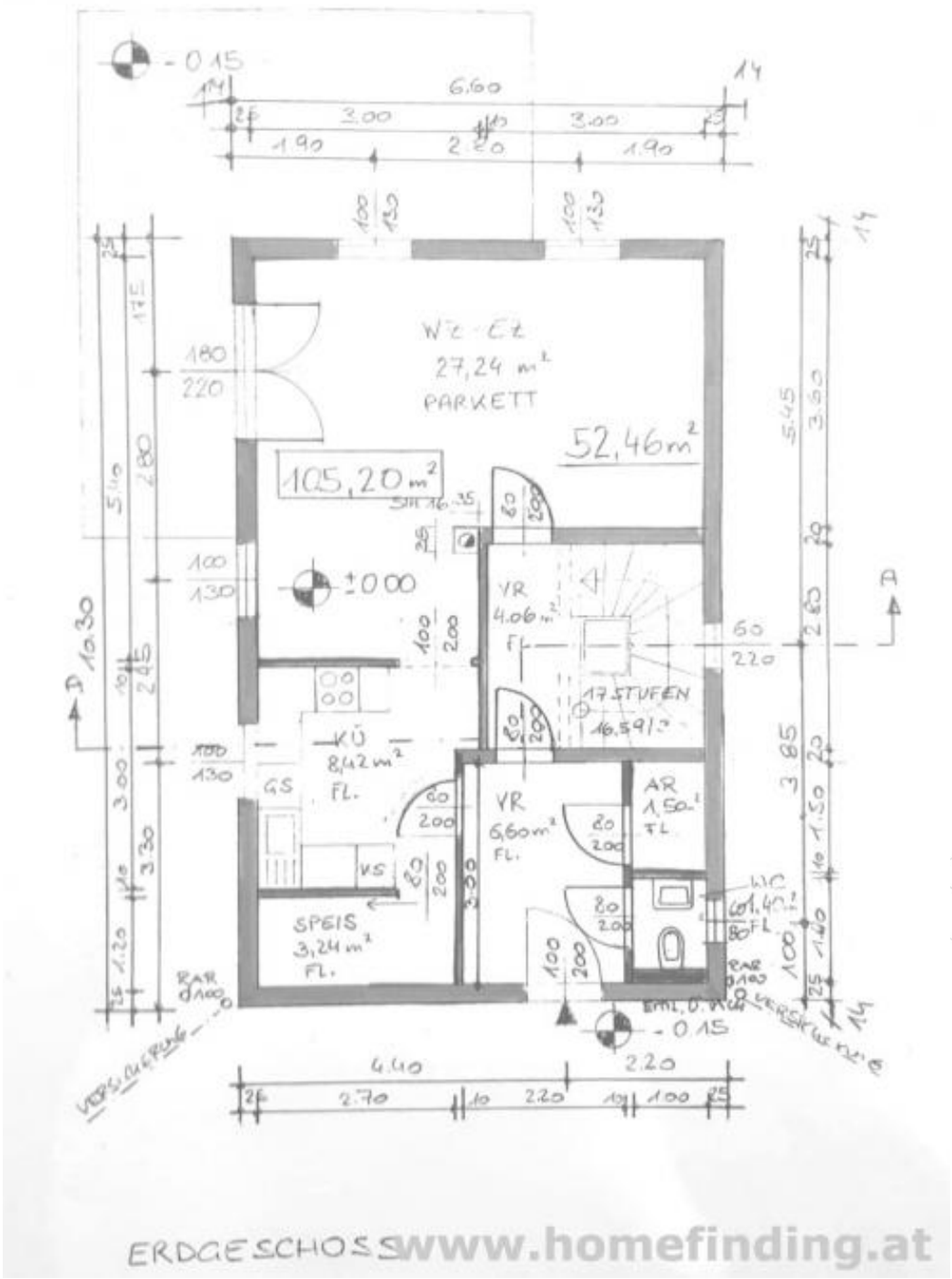
house with nice garden / 3 bedrooms / parking

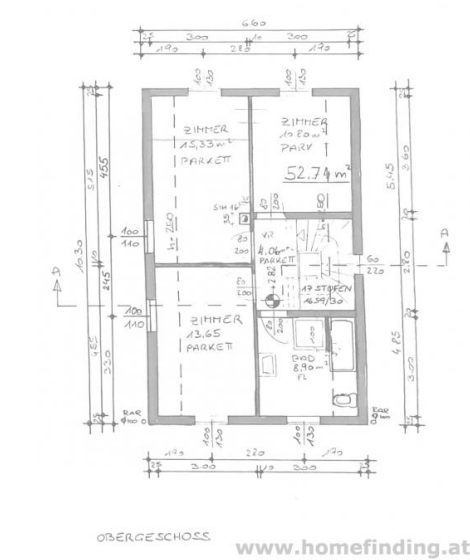
1220 Wien, Proximity: Breitenlee/ Peischerwasser

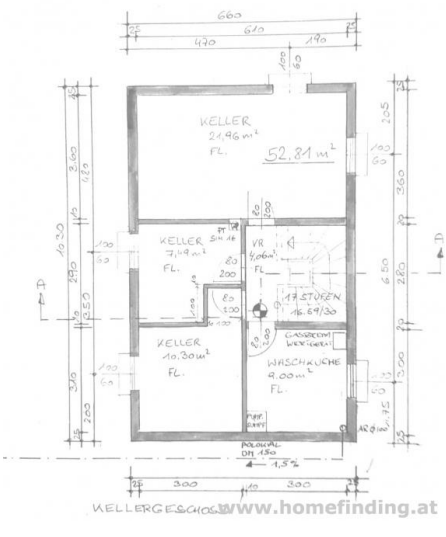
€ 2.700,- /month



Plans


- 0.15
6.60
3.00
3.00
1.90
2.80
1.90
WZ - EZ
27,24 m²
PARKETT
52,46m²
105,20 m²
±0.00
VR
4.06 m²
FL.
17 STUFEN
KÜ
8,42 m²
FL.
GS
VS
SPEIS
3,24 m²
FL.
VR
6,60m²
FL.
AR
1,50 m²
FL.
WC
1,45 m²
FL.
RAR
4.40
2.70
2.20
ERDGESCHOSS
www.homefinding.at


ZIMMER
15,33 m²
PARKETT
ZIMMER
10,80 m²
PARK
52,74 m²
ZIMMER
13,65
PARKETT
17 STUFEN
16,59/30
OBERGESCHOSS
www.homefinding.at


KELLER
21,96 m²
FL.
52,81 m²
KELLER
7,49 m²
FL.
17 STUFEN
16,59/30
KELLER
10,30 m²
FL.
WASCHKÜCHE
9,00 m²
FL.
KELLERGESCHOSS
www.homefinding.at

About Property

Great house in calm location at Breitenlee next to Peischwasser.

LOCATION
Penny, Billa, Spar, Bipa can be found nearby. 2 bus lines connect to U1 (UNO-City) and U2 (Messe Prater).

PROPERTY
the house has a great garden and shows following rooms:

>ground floor:
.entree
.sunny living dining room with access to terrace and garden
.separate kitchen with window and pantry
.guest toilet
.storage room

>first floor:
.hallway
.master bedroom with walk in closet
.second bedroom
.third small bedroom
.bathroom (tub, shower, toilet)

>cellar:
.several rooms, not dry!

EQUIPMENT:
.wooden and tiled floors
.gas heating
.floor heating in the bathroom
.air condition
.alarm system
.outside blinds
.1 open air parking space can be rent separately.

COSTS
rent: general maintenance costs and 1x open air parking included (but nor water/ used water)
deposit: 4 rents

General

Propertynumber	9413
Property type	Haus

Costs

net rent	€ 2.450,-
gross rent	€ 2450

operating cost	€ 250
total rent	€ 2.700,-

Keyfacts

living area	130m^2
Nutzfläche	185m^2
Grundfläche	230m^2
Grünfläche	370m^2
Kellerfläche	65m^2
rooms	4
bedroom	3
bath	1
WC	2
Property age	Neubau
condition	sehr gut
Available from	sofort
Contract type	befristet

Furnishing

type of heating	Etagenheizung
Flooring	Parkettboden
parking	--
kitchen	ja
Klimaanlage	ja
Terrasse	1
Satellitenfernsehen	ja
Alarmsystem	ja

Energy Performance Certificate

HWB Energieklasse	C

Lage

Verkehrsanbindung	24A->U1, 97A->U2
Nähe	Breitenlee/ Peischerwasser