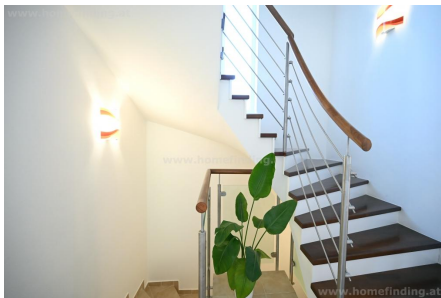


house with nice garden / 3 bedrooms / parking

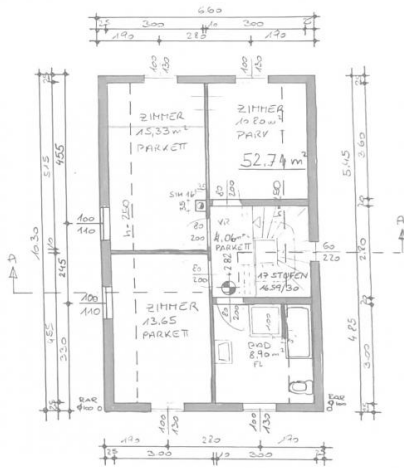
📍 1220 Wien, Proximity: Breitenlee/ Peischerwasser

€ 2.900,- /month



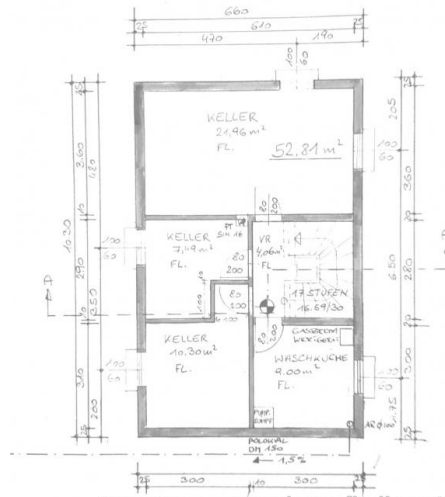
Plans





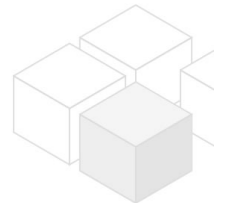
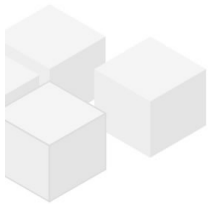
OBERGESCHOSS

www.homefinding.at



KELLERGECHOSS

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
- .garden watering system
- .2 open air parking spaces can be rent separately.

COSTS

rent: general maintenance costs included (but nor water/ used water)

deposit: 4 rents

General

Propertynumber	9413
Property type	Haus

Costs

net rent	€ 2.500,-
gross rent	€ 2500

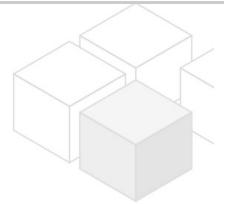
operating cost	€ 400
total rent	€ 2.900,-

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