

## Kontakt

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Weitere Objekte von diesem Makler



## Grunddaten

Objekt Nummer: **3384/2808**  
Objekt Typ: **Haus**  
Bundesland: **Wien**  
Adresse: **1220 Wien**  
Kaufpreis: **€ 789.000,-**  
Wohnfläche: **117,00 m²**  
Zimmer: **4**

## Beschreibung

### 500m from U1 and old Danube

Beautiful single family house near Danube and Vienna International Centre.

Rent for the land is 385 Euro per month (Baurechtszins), similar as a running cost for a garden flat. The current renting contract with the Stift Klosterneuburg is 60 years and can be prolonged.

Here you will find so many goodies:

- Beautiful garden, sunny and quiet!
- Single house with great privacy, no sharing wall with the neighbour house!
- 10 minutes to walk to the Subway U1 statin!
- All kinds of facilities such as supermarket, post office, bank, and Cafe within 700 meters!
- Close to Vienna International City and Vienna International School!

You may find more information in the Location Export profile we prepared for you. Just send us an email with your name, phone number and living address or birthday. You will receive the document within 24 hours.

Here is the basic information you may want to know for now:

The flat has 2 floors and a basement suitable for living purpose.

On the 1st floor you will find:

- Living room with connection to garden 32, 79m2
- Kitchen with connection to garden 10,30m2
- Garden with terrace 186,95m2
- Entrance space 8,48m2
- Storage space 1,16m2
- WC 1,68m2

On the 2nd floor you will have:

- 3 separate bedrooms or office 12,68m2, 13,78m2, 12,96m2
- WC and bathroom with window 8,47m2
- Balcony 4,73m2

You may keep the nice furniture in the picture at a price to be discussed with the owner.

For any further questions, please feel free to contact us via email [cg@etera-immobilien.at](mailto:cg@etera-immobilien.at), or call at +43699 110 79 565. We will answer you within 24 hours, also on the weekend. Your convenience is at our priority.

Kaufpreis: **€ 789.000,-**

Käuferprovision: **3% zuzüglich 20% MwSt**

|                   |                           |
|-------------------|---------------------------|
| Wohnfläche:       | 117,00 m <sup>2</sup>     |
| Grundstücksgrosse | 308,15 m <sup>2</sup>     |
| Nutzfläche:       | ca. 164,00 m <sup>2</sup> |
| Terrassenfläche:  | 35 m <sup>2</sup>         |
| Balkonfläche:     | 4 m <sup>2</sup>          |
| Kellerfläche:     | 57 m <sup>2</sup>         |
| verbaute Fläche:  | 72,87 m <sup>2</sup>      |

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|                       |                             |
|-----------------------|-----------------------------|
| Zimmer:               | 4.5                         |
| Bäder:                | 1                           |
| WC:                   | 2                           |
| Keller:               | voll unterkellert           |
| Anzahl d. Balkone:    | 1                           |
| Anzahl der Terrassen: | 1                           |
| Möblierung:           | nicht möbliert              |
| Baujahr:              | ca. 2013                    |
| Geschosszahl:         | 2                           |
| Garage:               | 1                           |
| HWB:                  | 40.0 kWh/(m <sup>2</sup> a) |
| Klasse HWB:           | B                           |

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