

Unique room layout - 3-room apartment in central location of the 19th district is searching for you



Der erste Einblick

Objektnummer: 796

Eine Immobilie von Immorohr Immobilien Ges.m.b.H

Zahlen, Daten, Fakten

Art:	Wohnung - Etage
Land:	Österreich
PLZ/Ort:	1190 Wien
Baujahr:	1904
Zustand:	Gepflegt
Alter:	Altbau
Wohnfläche:	81,36 m ²
Zimmer:	3
Bäder:	1
WC:	1
Heizwärmebedarf:	D 131,30 kWh / m ² * a
Gesamtenergieeffizienzfaktor:	D 1,96
Kaufpreis:	499.000,00 €
Betriebskosten:	113,90 €
Sonstige Kosten:	143,15 €
Provisionsangabe:	

17.964,00 € inkl. 20% USt.

Ihr Ansprechpartner

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Gerne stehe ich Ihnen für weitere Informationen oder einen Besichtigungstermin zur Verfügung.



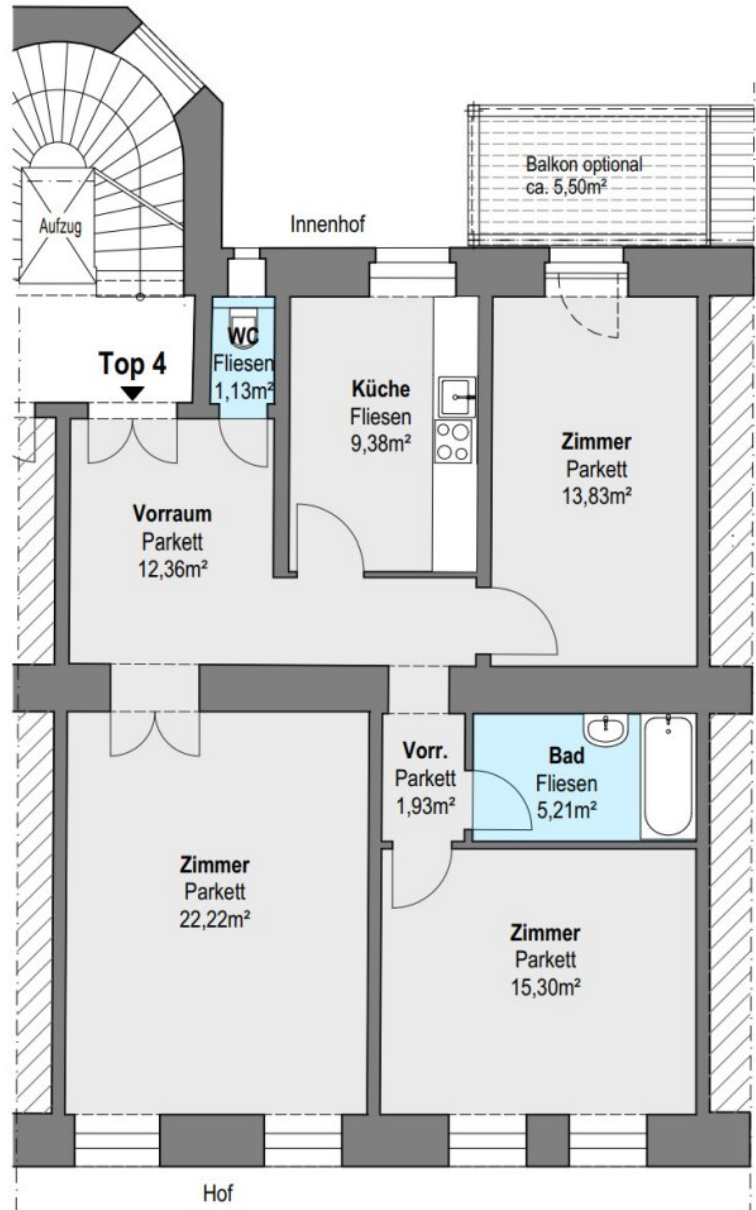








Stiege 3



Objektbeschreibung

In the middle of the 19th district and only a few minutes walk from Währinger Park is this wonderful 3-room flat in a unique period property. Through the high entrance door of the building, which was built in 1904, you reach the mezzanine floor via the beautiful staircase and the elevator, which takes you up another floor to this lovely flat.

Living in a Viennese "Altbau"! Upon entering the unit, you will immediately notice that it has all the characteristics of a beautiful "Viennese historic building". From the high ceilings to the double doors and the parquet flooring, it makes the heart of every lover of period buildings beat faster. The flat has an area of approx. 81 m² and three bright rooms, all of which are centrally accessible via the anteroom or the hallway. In addition, the anteroom leads to the kitchen, which, like the bedroom, faces the quiet inner courtyard, and to the bathroom, which is equipped with a bathtub, a sink and a washing machine connection. If you like to receive guests, you will surely be pleased about the following point: the toilet is separated from the bathroom and thus offers extra privacy for you as a host.

Infrastruktur / Entfernungen

Gesundheit

Arzt <500m
Apotheke <500m
Klinik <500m
Krankenhaus <1.500m

Kinder & Schulen

Schule <500m
Kindergarten <500m
Universität <500m
Höhere Schule <500m

Nahversorgung

Supermarkt <500m
Bäckerei <500m
Einkaufszentrum <2.000m

Sonstige

Geldautomat <500m

Bank <500m

Post <1.000m

Polizei <500m

Verkehr

Bus <500m

U-Bahn <500m

Straßenbahn <500m

Bahnhof <500m

Autobahnanschluss <1.000m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap