

Arrive. Settle In. Stay. Spacious, fully furnished home with garden



Frontansicht

Objektnummer: 141/86551
Eine Immobilie von Rustler

Zahlen, Daten, Fakten

Art:	Haus - Einfamilienhaus
Land:	Österreich
PLZ/Ort:	1210 Wien
Baujahr:	ca 1964
Möbliert:	Voll
Alter:	Altbau
Wohnfläche:	190,00 m²
Zimmer:	4
Bäder:	2
WC:	2
Heizwärmebedarf:	D 137,70 kWh / m² * a
Gesamtenergieeffizienzfaktor:	D 2,27
Gesamtmiete	2.600,00 €
Kaltmiete (netto)	2.329,29 €
Betriebskosten:	34,35 €
USt.:	236,36 €
Provisionsangabe:	

provisionsfrei

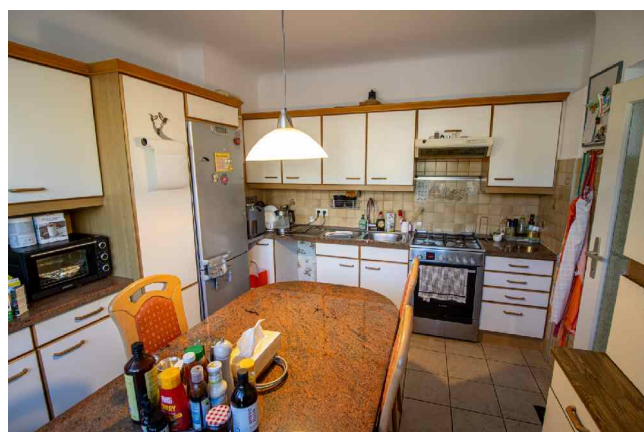
Ihr Ansprechpartner



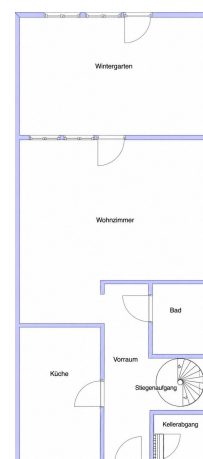
Jasmina Burschitschek-Husic

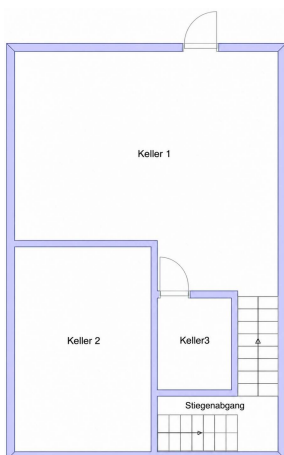
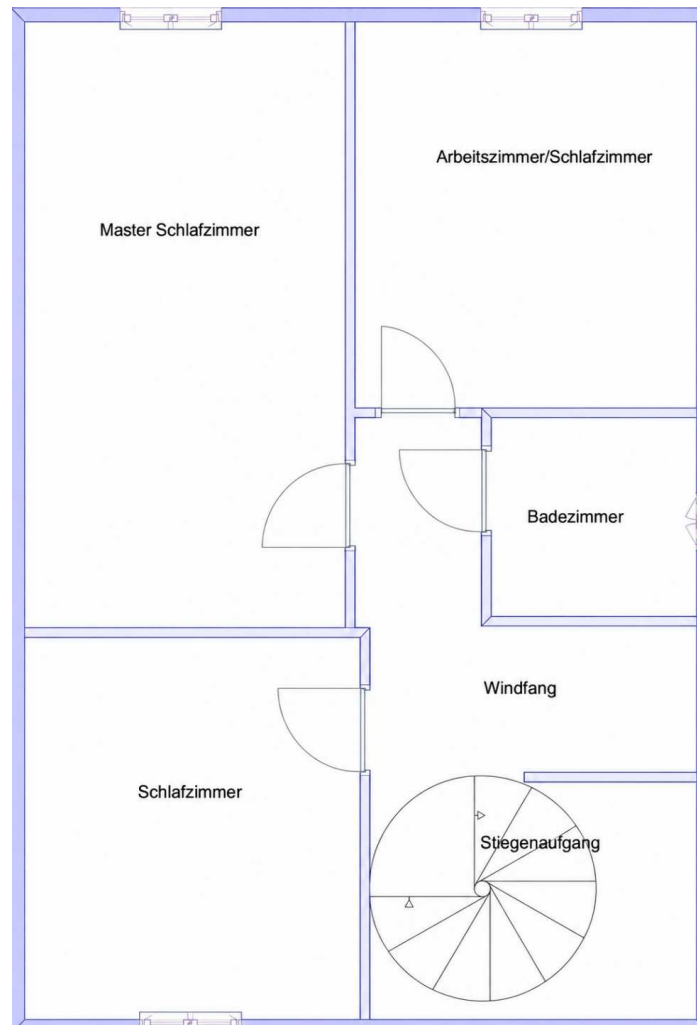
Rustler Immobilien treuhand

T 01 894 97 49662









Objektbeschreibung

This well-maintained semi-detached house offers approximately 190 m² of living space and plenty of room for a variety of living arrangements.

This versatile home offers three bedrooms, two bathrooms, a spacious living area, conservatory, private garden and several parking options, making it ideal for families, shared living arrangements or companies seeking comfortable long-term accommodation for employees or international guests. Built in 1964, the house has been carefully maintained by the owner's family over many years, with ongoing upkeep and selected modernisation works carried out as needed. It is rented fully furnished and includes the existing inventory, with furniture, appliances and a comprehensively equipped kitchen featuring crockery, cutlery, cookware and a new dishwasher, allowing tenants to move in without major additional purchases or furnishing costs..

The ground floor comprises a fully equipped kitchen, a spacious living and dining area, a bathroom with shower, and a bright conservatory with underfloor heating and direct access to the garden. The living room is also air-conditioned. Upstairs, there are three air-conditioned bedrooms, which can be flexibly used as bedrooms, children's rooms, guest rooms or home offices, as well as a bathroom with bathtub. The basement provides a laundry room, storage areas and a spacious leisure or TV room with its own access to the garden.

The approximately 452 m² plot features a mature garden with plenty of greenery and space for relaxation and outdoor activities, as well as a garden shed offering additional storage. A garage accommodates two cars, with an additional parking space available at the rear of the property. The house is heated by a gas combi boiler. With its generous living space, private outdoor area and versatile layout, the property is ideal for comfortable long-term living in Vienna..

Notes: The detailed contractual breakdown of the rent will be prepared by the landlord or by the property management company appointed by the landlord. Individual consumption and usage costs, in particular gas, electricity, water and telecommunications, are payable separately by the tenant. Regular professional maintenance of the gas boiler and air-conditioning units is to be carried out by the tenant in accordance with the terms of the tenancy agreement.



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