

Wien / Wien 19., Döbling - Wien

# PRICE REDUCTION - Bright 2-3 room apartment with balcony in Döbling - Perfect location

Property ID: 20223440108



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**PURCHASE PRICE: 248.000 EUR • LIVING SPACE: ca. 49 m<sup>2</sup> • ROOMS: 2**

**Property ID: 20223440108 - 1190 Wien / Wien 19., Döbling - Wien**

- **At a glance**
- **The property**
- **Energy Data**
- **Floor plans**
- **A first impression**
- **Details of amenities**
- **All about the location**
- **Contact partner**

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## At a glance

Property ID	20223440108	Purchase Price	248.000 EUR
Living Space	ca. 49 m <sup>2</sup>	Type	Apartment
Rooms	2	Commission	3% + UST
Bedrooms	1	Condition of property	Well-maintained
Bathrooms	1	Construction method	Solid
Year of construction	1954	Equipment	Garden / shared use, Built-in kitchen

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## Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy certificate valid until	24.07.2029	Energy efficiency class	D
Power Source	Electric	Year of construction according to energy certificate	1954

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## The property



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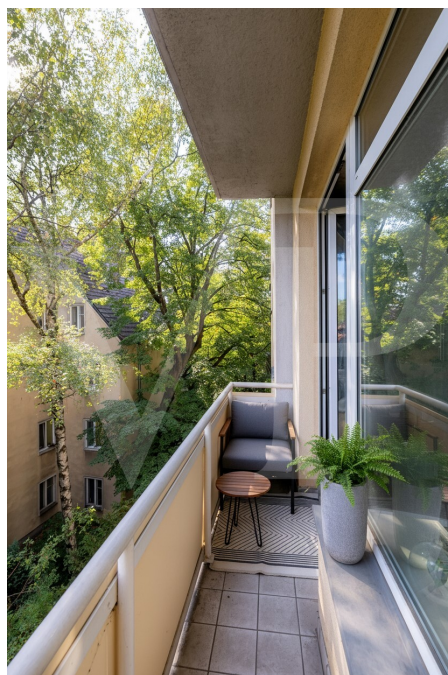
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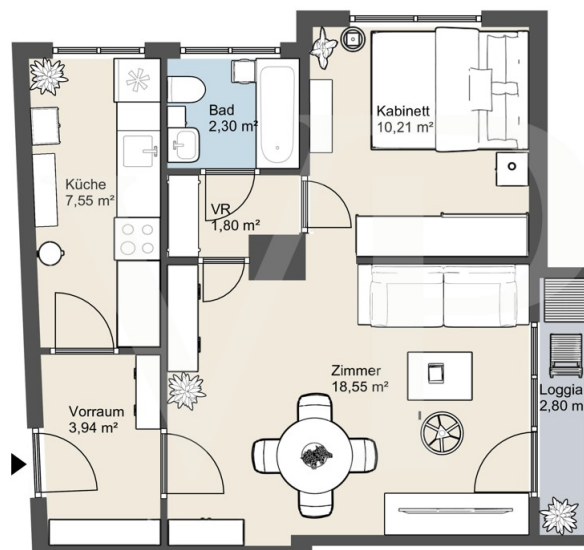
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## The property



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## Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## **A first impression**

**This charming apartment is located on the second floor in a very desirable location. The entrance hall leads to the kitchen. From there, you enter the living room, which offers space for a comfortable seating area and a dining area. The living room opens onto an east-facing balcony. Currently, the bedroom is accessible from the living room and has a small alcove that could be used as a walk-in closet. The bathroom is accessible from both the walk-in closet and the living room. The windows are triple-glazed, and the parquet floors can be sanded. There is no gas connection in the apartment; heating and cooking are done electrically. The apartment has just been freshly painted and cleared out. There is the option of moving the kitchen into the living room, creating a third room. The door from the living room to the bathroom can be closed off. Alternatively, the door from the living room to the bedroom could be closed off, and access to the bedroom via the bathroom. A highlight is the large, shared garden located at the rear of the building. Here you can even place a deck chair and relax perfectly! If you're looking for a small apartment with a good layout, some design options, and outdoor space in a perfect location, then you'll be happy here! Please call me to arrange a viewing! Photos: Martin Wacht, pixabay, iStock**

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## **Details of amenities**

- **2- 3 Zimmer**
- **Extra Küche**
- **Vorraum**
- **Balkon**
- **Große Grünfläche zur allgemeinen Nutzung**
- **Gestaltungsmöglichkeiten**

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## **All about the location**

**Buslinie 35 A - Richtung Heiligenstadt - Umsteigemöglichkeit U6 - Nussdorferstraße.  
Straßenbahnlinie 38 Richtung Schottentor**

**S45 Krottenbachstraße ist ebenfalls in 8 Gehminuten erreichbar**

**Einkaufsmöglichkeiten in der Krottenbachstraße und Billrothstraße. Das Zentrum von  
Sievering mit der Obkirchergasse und dem Sonnbergmarkt ist in Gehweite.**

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## Contact partner

**For further information, please contact your contact person:**

**Herten Immobilien GmbH**

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*To the Disclaimer of von Poll Immobilien GmbH*

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