

Wien / Wien 19., Döbling - Wien

Spacious 4-room apartment with large communal garden - near Pfarrwirt

Property ID: 202234400030



PURCHASE PRICE: 395.000 EUR • LIVING SPACE: ca. 80 m² • ROOMS: 4

Property ID: 202234400030 - 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**

Property ID: 202234400030 - 1190 Wien / Wien 19., Döbling - Wien

At a glance

Property ID	202234400030
Living Space	ca. 80 m ²
Rooms	4
Bedrooms	3
Bathrooms	1
Year of construction	1961

Purchase Price	395.000 EUR
Type	Apartment
Commission	3 % + 20% UST
Condition of property	Well-maintained
Construction method	Solid
Equipment	Garden / shared use, Built-in kitchen

Property ID: 202234400030 - 1190 Wien / Wien 19., Döbling - Wien

Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy Source	Gas	Energy efficiency class	C
Energy certificate valid until	20.05.2023	Year of construction according to energy certificate	1961
Power Source	Gas		

Property ID: 202234400030 - 1190 Wien / Wien 19., Döbling - Wien

The property



Property ID: 202234400030 - 1190 Wien / Wien 19., Döbling - Wien

The property



Property ID: 202234400030 - 1190 Wien / Wien 19., Döbling - Wien

The property



Property ID: 202234400030 - 1190 Wien / Wien 19., Döbling - Wien

The property



Property ID: 202234400030 - 1190 Wien / Wien 19., Döbling - Wien

The property



Property ID: 202234400030 - 1190 Wien / Wien 19., Döbling - Wien

The property



Property ID: 202234400030 - 1190 Wien / Wien 19., Döbling - Wien

The property



Property ID: 202234400030 - 1190 Wien / Wien 19., Döbling - Wien

The property



Property ID: 202234400030 - 1190 Wien / Wien 19., Döbling - Wien

The property



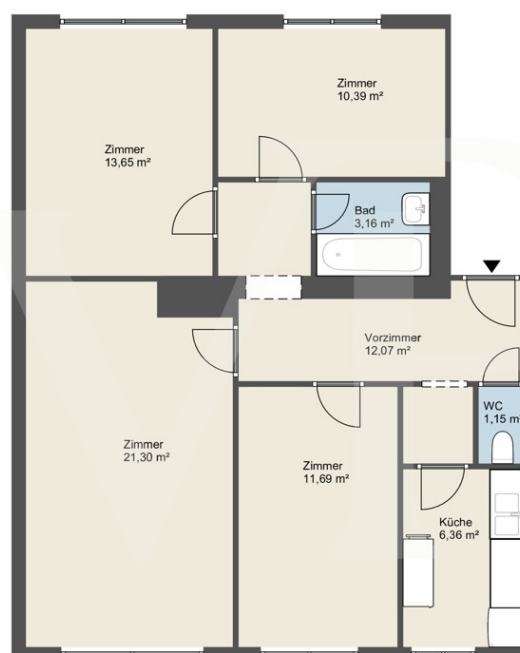
Property ID: 202234400030 - 1190 Wien / Wien 19., Döbling - Wien

The property



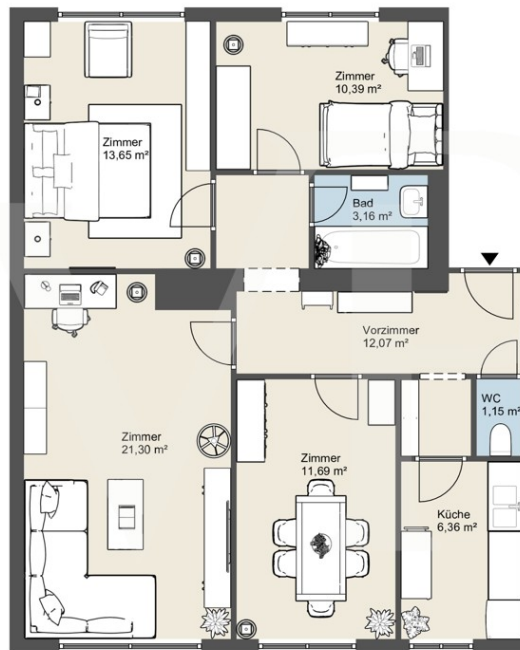
Property ID: 202234400030 - 1190 Wien / Wien 19., Döbling - Wien

The property



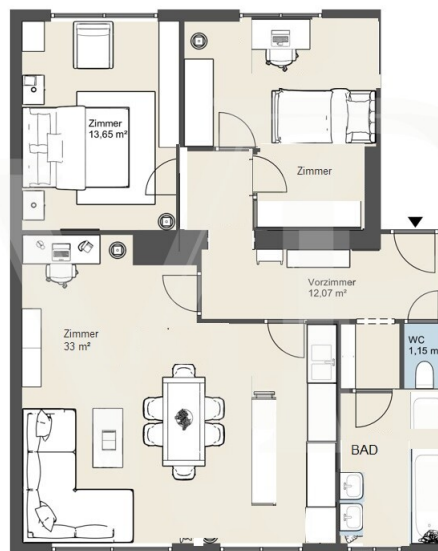
Property ID: 202234400030 - 1190 Wien / Wien 19., Döbling - Wien

The property



Property ID: 202234400030 - 1190 Wien / Wien 19., Döbling - Wien

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.

Property ID: 202234400030 - 1190 Wien / Wien 19., Döbling - Wien

A first impression

This bright and sunny 4-room apartment in Nußdorf impresses not only with its green and peaceful location, but also with its well-designed layout. Located on the raised ground floor, the apartment opens into a very usable entrance hall. Straight ahead is the kitchen, which consists of two galley kitchens and offers plenty of space. The kitchen, one of the two bedrooms, and the spacious living room face north onto a quiet cul-de-sac with views of the surrounding greenery. The living room, approximately 22 m², offers space for a dining area and a comfortable seating area. The bathroom and toilet are separate, and the bathroom has a shower – there would also be room for a bathtub – see the floor plan! On the other side – facing south – are two more bedrooms, which could be used as children's rooms and/or offices, and offer uninterrupted views of the greenery. The gas boiler is housed in a small storage room in the entrance hall. A cellar compartment is included. The large PVC windows in all rooms are equipped with interior blinds. The entryway floor is granite, and all rooms have parquet flooring. The large garden belonging to the complex is for the exclusive use of the residents and offers seating areas as well as a small playground. Whether for relaxing, reading, or playing – it's an idyllic spot! A very well-laid-out apartment with design potential in a green setting in one of the most beautiful areas of Döbling with good infrastructure!

Property ID: 202234400030 - 1190 Wien / Wien 19., Döbling - Wien

Details of amenities

- 4 Zimmer
- Bad und WC getrennt
- alle Zimmer sind getrennt begehbar
- Küche in einem Extra-Raum untergebracht
- Großer Gemeinschaftsgarten
- Kellerabteil trocken

Property ID: 202234400030 - 1190 Wien / Wien 19., Döbling - Wien

All about the location

5 Gehminuten zur Straßenbahnlinie D Richtung Schottentor

Zur Grinzinger Straße gelangt man zu Fuß in 5 Minuten - Buslinie 38A führt nach Heiligenstadt zur U 4.

Heurige sind ebenfalls in Fußnähe zu erreichen

Property ID: 202234400030 - 1190 Wien / Wien 19., Döbling - Wien

Contact partner

For further information, please contact your contact person:

Herten Immobilien GmbH

Marc-Aurel-Straße 3, A-1010 Vienna

Tel.: +43 1 532 25 50

E-Mail: wien@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com