

Wien / Wien 19., Döbling - Wien

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

Property ID: 202234400030



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**PURCHASE PRICE: 395.000 EUR • LIVING SPACE: ca. 80 m<sup>2</sup> • ROOMS: 4**

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

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## At a glance

Property ID	202234400030	Purchase Price	395.000 EUR
Living Space	ca. 80 m <sup>2</sup>	Commission	3 % + 20% UST
Rooms	4	Condition of property	Well-maintained
Bedrooms	3	Construction method	Solid
Bathrooms	1	Equipment	Garden / shared use, Built-in kitchen
Year of construction	1961		

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## 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		

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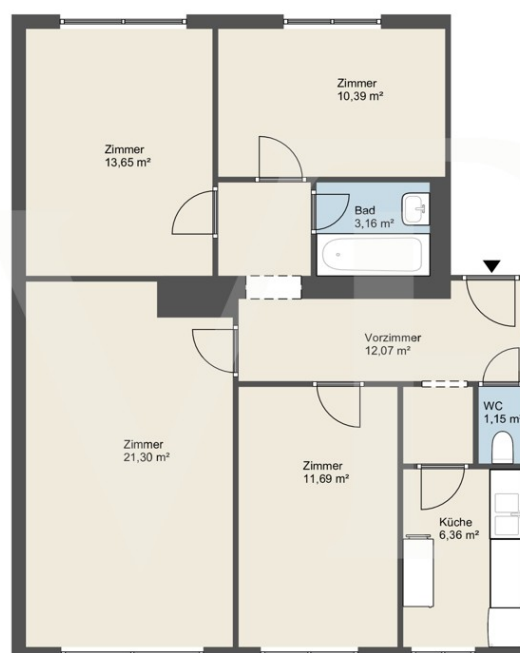
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## **A first impression**

**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 m<sup>2</sup>, 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!**

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## **Details of amenities**

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

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## **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**

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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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