

Wien

Allotment Garden - KGV Hackenberg - Owned Property! 1190 Vienna

Property ID: 202234400054



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PURCHASE PRICE: 365.000 EUR • LIVING SPACE: ca. 50 m² • ROOMS: 2 • LAND AREA: 194 m²

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

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At a glance

Property ID	202234400054
Living Space	ca. 50 m²
Rooms	2
Bedrooms	1
Bathrooms	1

Purchase Price	365.000 EUR
Commission	3% plus UST
Equipment	Terrace, Built-in kitchen

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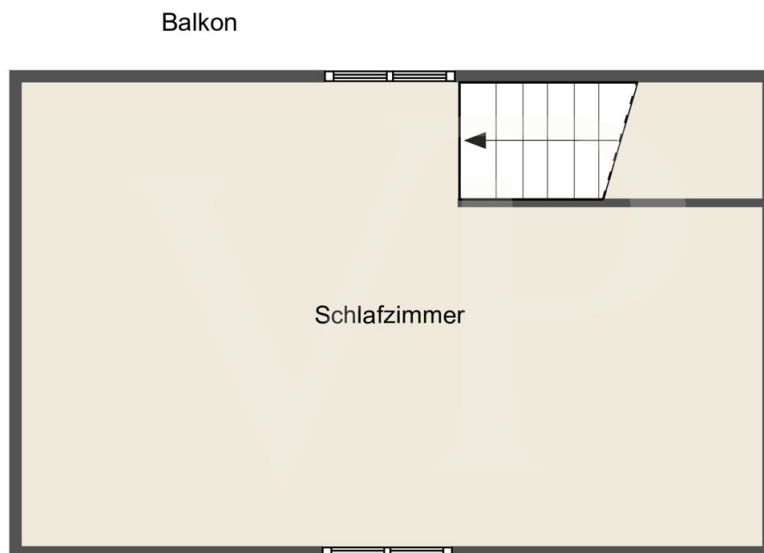
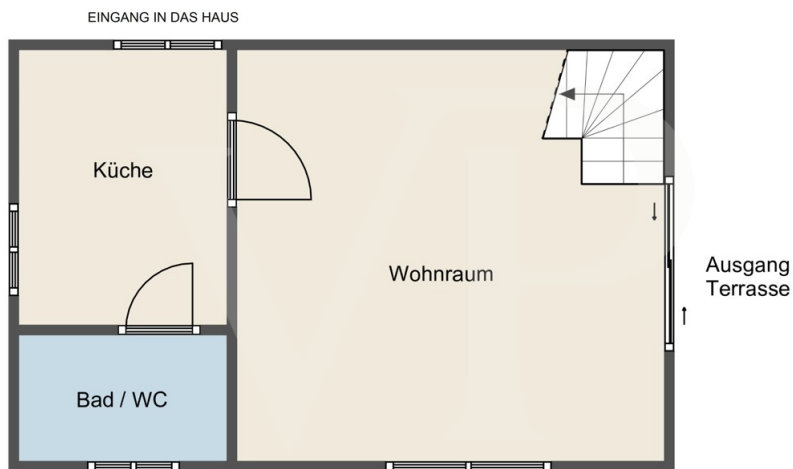
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The property



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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

Located in the idyllic Hackenberg allotment garden association, this property features a two-story house. Accessible by car, the grounds offer ample space for all kinds of activities, as well as the opportunity to relax or spend enjoyable hours outdoors with family and friends. The lower level comprises a kitchen, a bathroom with a shower, and a living room with access to the terrace and garden. The living room has space for a dining table and a small seating area. The first floor features a large bedroom and a balcony with a beautiful panoramic view. The house is habitable year-round, and the property is privately owned. Currently, there is no heating system, and the house is not insulated. A sewer connection and a gas connection are available. From the terrace in front of the living room, you can access the well-maintained garden with trees and attractive flowers. A garden shed at the rear of the garden provides storage for gardening tools. The house currently offers approximately 50 square meters of living space. According to the Vienna Allotment Garden Act, 20% of the area can be built upon, with a maximum building height of 5.5 meters. Construction on two levels is permitted: a basement of approximately 50 square meters, and a ground floor and first floor, each with 39 square meters. Any planned construction should be discussed with an architect of your choice. Von Poll assumes no liability for the accuracy of the building specifications. A relaxing oasis in a fantastic location, perfect for year-round use and ownership!

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Details of amenities

- Garten mit Gartenhütte
- Haus mit Bad, Küche, Wohnraum und großem Schlafzimmer
- Balkon im 1. Stock

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All about the location

Autobus Nummer 39 A ist einige Gehminuten entfernt. Die Autobus-Linie 35 A fährt von der Krottenbachstrasse Richtung Billrothstraße (Straßenbahnline 38 Richtung Schottentor), U4 Heiligenstadt und U6 Nussdorfer Strasse.

In Neustift am Walde befindet sich ein Ärztezentrum mit Apotheke, ein Billa und Kindergärten.

Die bekanntesten Heurigen sind in Neustift am Walde und in Fußnähe! Wunderbar essen kann man im Schutzhaus Hackenberg.

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Contact partner

For further information, please contact your contact person:

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To the Disclaimer of von Poll Immobilien GmbH

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