Wien

Villa with demolition permit in an absolutely green location in Dornbach

Property ID: 2023344071



PURCHASE PRICE: 1.980.000 EUR • **LIVING SPACE:** ca. 300 m² • **ROOMS:** 6 • **LAND AREA:** 1.341 m²

Property ID: 2023344071 - 1170 Wien

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At a glance

Property ID	2023344071
Living Space	ca. 300 m²
Rooms	6
Bedrooms	3
Bathrooms	2
Year of construction	1933
Type of parking	2 x Garage

Purchase Price	1.980.000 EUR
Commission	3% pus UST
Construction method	Solid
Equipment	Terrace, Guest WC, Fireplace, Built-in kitchen

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Energy Data

Type of heating	Central heating
Energy certificate valid until	16.04.2023
Power Source	Oil

Energy Certificate	Energy demand certificate
Energy efficiency class	G
Year of construction according to energy certificate	1899

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The property





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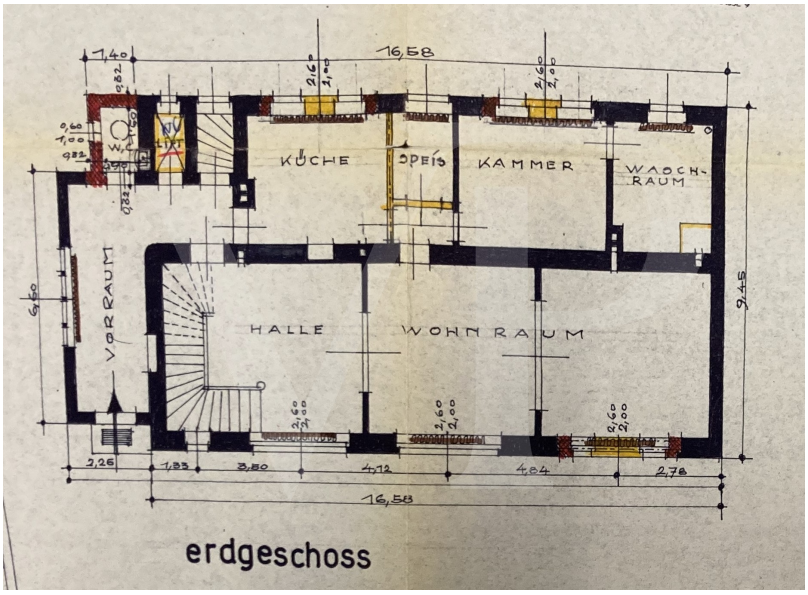
The property

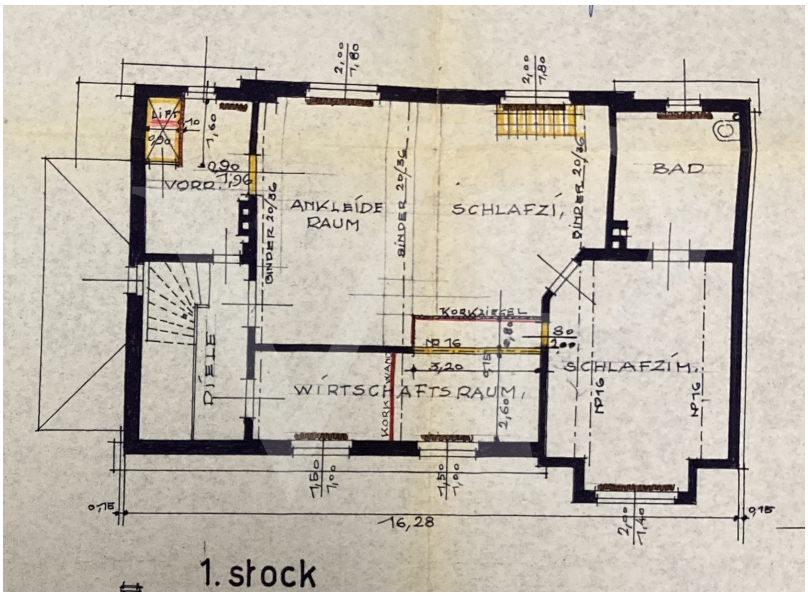


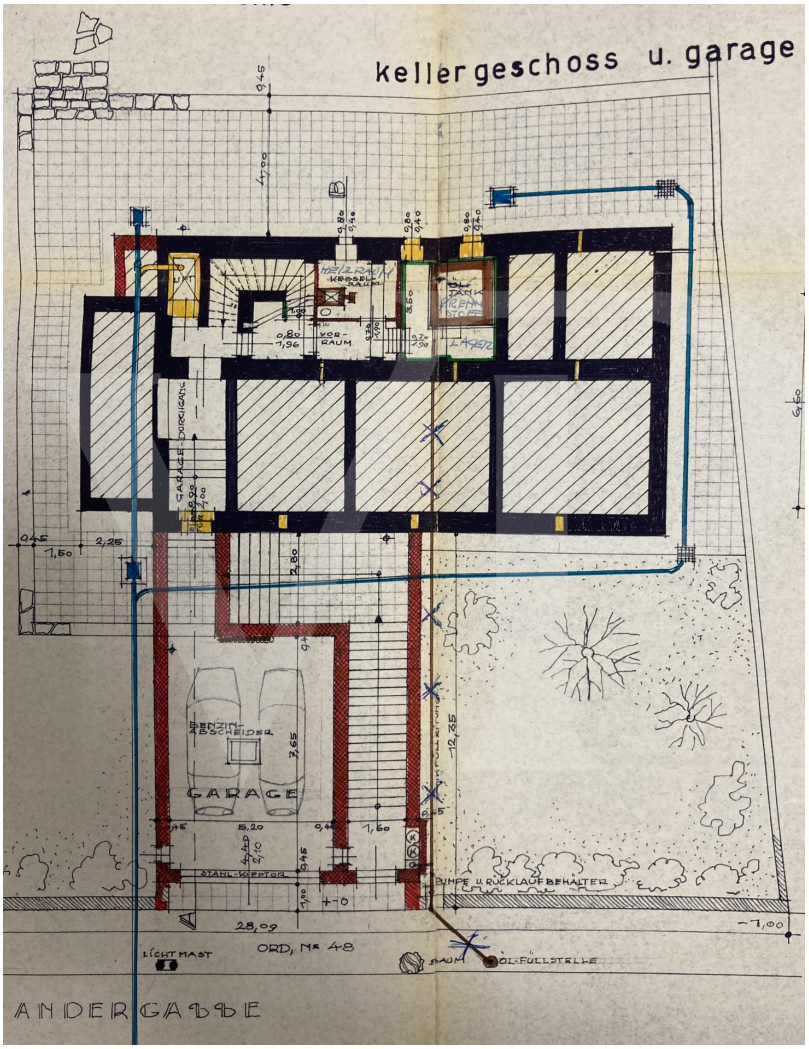


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Floor plans







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

Elegant, sophisticated, and impressive, this villa, built in 1933, stands on a beautiful, densely landscaped plot with mature trees, surrounded by other villas in the upscale Dornbach district. An idyllic front garden with steps leading to the front door doesn't disappoint the initial impression. A spacious, versatile entrance hall leads directly into the bright kitchen with a view of the terrace. A guest room with an en-suite bathroom and a separate WC is also accessible from the entrance hall. To the right of the entrance hall is the large living room, currently divided into living and dining areas by a glass door, but these can easily be combined. From there, a curved staircase leads to the first floor, where the bedrooms are located. For those who prefer not to climb stairs, there is a private elevator. Three bedrooms, a bathroom, and a utility room offer ample space for a family of four. Currently, the rooms are not centrally accessible, but this could easily be remedied by constructing a hallway, as the size of the rooms allows for it. The oil heating system and access to the garage, which has space for two cars, are located in the basement. The beautiful garden with its large terrace ensures the property is almost completely private. There is potential for structural alterations to the villa or the addition of a pool. A demolition permit is in place until October 9, 2029 – the house is not a listed building! If you are looking for a stylish villa in a green setting, please contact me to arrange a viewing, and I would be happy to show you this beautiful property!

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Details of amenities

- Villa auf 2 Ebenen mit Keller und Garage
- 6 Zimmer
- Küche extra
- Großer Garten
- Gäste WC
- Personenaufzug im Haus

EINE ABBRUCHBEWILLIGUNG BIS 09.10.2029 IST VORHANDEN - DAS HAUS STEHT AUCH NICHT UNTER DENKMALSCHUTZ!

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All about the location

Ein Lebensmittelgeschäft befindet sich in unmittelbarer Nähe und ist zu Fuß erreichbar. Die Straßenbahnlinien 2 und 10 in der Dornbacherstraße fahren zum Schottentor und die Buslinie 44A fährt fast bis zum Grundstück.

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Contact partner

For further information, please contact your contact person:

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