

Linz

# Spacious 3-room apartment with balcony

Property ID: JE996



PURCHASE PRICE: 178.000 EUR • LIVING SPACE: ca. 73 m<sup>2</sup> • ROOMS: 3

Property ID: JE996 - 4020 Linz

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## At a glance

|                      |                       |                        |                                    |
|----------------------|-----------------------|------------------------|------------------------------------|
| Property ID          | JE996                 | Purchase Price         | 178.000 EUR                        |
| Living Space         | ca. 73 m <sup>2</sup> | Commission             | 3% vom Kaufpreis<br>zzgl. 20% Ust. |
| Rooms                | 3                     | Construction<br>method | Solid                              |
| Bedrooms             | 2                     | Equipment              | Built-in kitchen,<br>Balcony       |
| Bathrooms            | 1                     |                        |                                    |
| Year of construction | 1955                  |                        |                                    |

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## Energy Data

|                                |                                                                             |                                 |      |
|--------------------------------|-----------------------------------------------------------------------------|---------------------------------|------|
| Type of heating                | District heating                                                            | Year of construction            | 1955 |
| Energy certificate valid until | 19.07.2033                                                                  | according to energy certificate |      |
| Energy information             | At the time of preparing the document, no energy certificate was available. |                                 |      |

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## A first impression

This bright and spacious 3-room apartment is located on the 4th floor of a well-maintained building dating from 1955. The open-plan living and dining area and fitted kitchen offer an ideal blend of functionality and charm. The east-west orientation ensures plenty of natural light throughout the day, creating a pleasant atmosphere. The balcony provides ample space for breakfast and invites you to enjoy the morning sun. A large entrance hall, equipped with a new air conditioning unit, provides a harmonious connection to all rooms, ensuring a comfortable indoor climate during the summer months. A particular highlight is the potential to fully utilize the attic space – perfect for additional storage or creative pursuits. A complete renovation (plumbing and electrical installations) was carried out in 2013, and the roof was renovated in 2019. The bathroom and WC were remodeled in 2015. A virtual 360° tour is available on our website: [www.von-poll.com/linz](http://www.von-poll.com/linz). The apartment is available for immediate occupancy.

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## Details of amenities

- Offener Wohn- und Essbereich
- Großer Vorraum, 2x Schlafzimmer
- Bad+ separates WC
- Balkon ca. 4 m<sup>2</sup>
- Kellerabteil ca. 6 m<sup>2</sup>
- Benützung des Dachbodens ca. 70 m<sup>2</sup>
- Kinderspielplatz
- 1x Freiplatz
- Einbauküche, Einbauschränke für Garderobe, Schlaf- und Kinderzimmer
- Klimaanlage (BJ 2024)
- Fernwärme, Radiatoren in allen Räumen
- Parkettboden im Vorraum, Wohn- Kinder- und Schlafzimmer
- Fliesenboden in der Küche, Essbereich, Bad, WC
- Außen-Jalousien (Ausnahme Küche & Bad)

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## All about the location

Die Wohnung befindet sich in einer verkehrsgünstigen Lage, mit schneller Anbindung an den öffentlichen Nahverkehr sowie an wichtige Straßenverbindungen.

Einkaufsmöglichkeiten, Schulen und Restaurants sind in der näheren Umgebung vorhanden.

- Öffentliche Verkehrsmittel (Straßenbahn) ca. 450m
- Einkaufsmöglichkeiten ca. 900m
- Krabbelstube & Kindergarten ca. 900 m
- Volksschule ca. 1700 m
- Hauptbahnhof & Innenstadt ca. 3,5 km
  
- Autobahnanschluss ca. 1 km
- Flughafen Hörsching ca. 11,5 km
  
- Naherholungsgebiet (Hummelhofwald) ca. 1400 m
- Wellnessoase Hummelhof ca. 1700 m

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## Contact partner

For further information, please contact your contact person:

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