

**Lovely home in a prime location near a Park - absolute
QUIET LOCATION - 4TH FLOOR WITH ELEVATOR**



Objektnummer: 5570/424

Eine Immobilie von Kirschner Immo GmbH

Zahlen, Daten, Fakten

Adresse	Anastasius-Grün-Gasse 7
Art:	Wohnung - Etage
Land:	Österreich
PLZ/Ort:	1180 Wien
Baujahr:	1910
Zustand:	Voll_saniert
Alter:	Altbau
Wohnfläche:	95,40 m ²
Nutzfläche:	95,40 m ²
Zimmer:	4
Bäder:	1
WC:	1
Keller:	4,00 m ²
Heizwärmebedarf:	D 123,30 kWh / m ² * a
Gesamtenergieeffizienzfaktor:	D 2,35
Kaufpreis:	549.000,00 €
Betriebskosten:	337,42 €
Provisionsangabe:	

3% des Kaufpreises zzgl. 20% USt.

Ihr Ansprechpartner

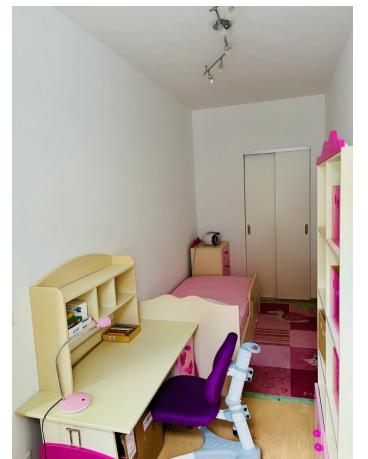
Dominik Kirschner

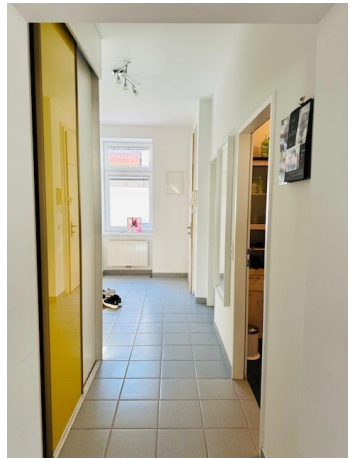
Kirschner Immo GmbH
Würzburggasse 4 / 7
1130 Wien

Gerne stehe ich Ihnen für weitere Informationen oder einen Besichtigungstermin zur Verfügung.

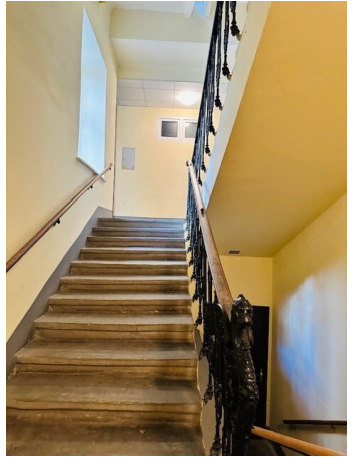














Objektbeschreibung

Arrive, find peace and start life with new momentum. Your potential new home combines the rural charm of the extremely sought-after cottage district with perfect connections to public transport.

The bright and renovated old building apartment on the 4th floor opens up space for a high quality of life and offers an oasis of peace. The generously tiled anteroom with tailor-made modern built-in boxes offers enough space for storage. From there you can access the two children's rooms or study rooms, as well as the separate toilet, the bathroom with a bathtub and the spacious living room. In the living area you will find a brand new kitchen and plenty of space for a dining table, couch and other furniture. From there you can also access the large bedroom, where there are already tailor-made wardrobes.

The apartment is heated by a gas floor heater, the thermal is located in the bathroom. The high-quality furnishings of this condominium as well as the great room layout offer unlimited possibilities for individual design. Arrange a viewing appointment with us today and don't miss this excellent opportunity to buy this unique property.

The apartment is located on Anastasius-Grün-Gasse in the 18th district of Vienna, in the Austrian capital Vienna. It is located in a quiet residential area and is part of a very well-maintained old building. The orientation of the apartment is north-south. In the cottage district, in Währinger Park with green oases, playgrounds and a family swimming pool, there are not many better locations in Vienna.

Wir weisen darauf hin, dass zwischen dem Vermittler und dem zu vermittelnden Dritten ein familiäres oder wirtschaftliches Naheverhältnis besteht.

Der Vermittler ist als Doppelmakler tätig.

Infrastruktur / Entfernungen

Gesundheit

Arzt <75m

Apotheke <50m

Klinik <350m

Krankenhaus <675m

Kinder & Schulen

Schule <75m

Kindergarten <50m

Universität <400m

Höhere Schule <175m

Nahversorgung

Supermarkt <300m

Bäckerei <75m

Einkaufszentrum <1.750m

Sonstige

Geldautomat <125m

Bank <125m

Post <100m

Polizei <825m

Verkehr

Bus <75m

U-Bahn <300m

Straßenbahn <100m

Bahnhof <350m

Autobahnanschluss <1.525m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap