



Exclusive Villa in Dornbach

Property no. **2564**

LOCATION

This exclusive villa with a beautiful garden and carport is situated in a green and quiet location in Dornbach at Braungasse near Dornbacher Straße.

ROOM LAYOUT

The house was built in 1994, extends over three floors and has a full basement.

The living floor has a spacious living and dining room with fireplace and direct exit to a spacious terrace and garden, a charming winter garden, a study, a kitchen with dining area, a guest toilet and the anteroom.

On the upper floor there are four bedrooms, two bathrooms and a toilet.

The attic with terrace can be used as a study or music room, as well as for cozy evenings watching TV.

All three floors are connected by an architecturally interesting staircase.

The basement has storage and technical rooms as well as a hobby room.

A special highlight is the beautifully landscaped and almost secluded garden with large terrace.

INFRASTRUCTURE

The excellent location of this villa offers a first-class quality of life and a perfect infrastructure. Shopping facilities, school facilities, sports and leisure facilities as well as public transport are in the immediate vicinity.

The city center of Vienna and the airport are very easy to reach.

INFORMATION

Commission: 3 % + 20 % VAT

The statements mentioned above are based on information and documents provided by the owner. All information is supplied without guarantee.

Please note that there is a close economic relationship between the broker and the client. The broker is working as a double agent.



Details

- **Adress** AUT-1170 Wien
 - **Proximity** Braungasse, Dornbacher Straße
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- **Patio area** approx. 30 sqm
 - **Area** approx. 679 sqm
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- **Room** 7
 - **Bathrooms** 2
 - **WC** 2
 - **Loggia** 2
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- **Purchase price** € 2,900,000.00
 - **Commission** 3% des Kaufpreises zzgl. 20% USt.
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- **Obtainable from** September 2023
- **Year of construction** 1994
- **Energy efficiency class** D
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Your contact person



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