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Single-family house with pool and garage in Döbling

Property no. **2446**

LOCATION

This villa was built in 1972 in a coupled construction and is located in a very good residential area in Döbling.

ROOM LAYOUT

In 1994 the house was extensively renovated and in 2000 the attic was extended, further renovations were carried out and the garden was redesigned.

The house has a total floor space of approx. 512 m² and a double garage with 30 m² and consists of a garden floor, upper floor, attic and basement.

The garden floor with a room height of 3.15 m comprises an impressive, very large living room (approx. 115 m²) with open fireplace and exit to the south-facing garden terrace as well as the beautifully landscaped garden with pool, a kitchen, anteroom and guest toilet.

On the upper floor there are four bedrooms, two bathrooms, a toilet, a wardrobe room and a south-facing terrace.

The attic with a beautiful view of the Kahlenberg is designed as a large loft-like room with a ceiling height of up to 3.25 m and could be divided into several rooms if required.

In the basement is a sauna with relaxation room, shower and WC, a billiard room as well as the technical and storage rooms.

The south-facing garden has a heatable swimming pool (9x4 m) and a terrace with a barbecue fireplace. In the back garden there is a small garden house.

On the street side next to the entrance area is the garage for two cars.

INFRASTRUCTURE

In the middle of the villa district and close to the vineyards, the sought-after residential location in Nußdorf offers a first-class quality of life with great recreational and leisure value and a very good infrastructure with shopping facilities, school facilities and public transport. The picturesque centre of Grinzing as well as Nußdorfer Platz are in the immediate vicinity and Vienna's city centre and airport are within easy reach.

INFORMATION

Commission: 3 % + 20 % VAT

The above information is based on information and documents provided by the owner and is not guaranteed by us.

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-1190 Wien

■ **Proximity** Beethovengang, Nußberg

■ **Living space** approx. 392 sqm

■ **Patio area** approx. 102.5 sqm

■ **Area** approx. 727 sqm

■ **Room** 7

■ **Bathrooms** 2

■ **WC** 3

■ **Loggia** 4

■ **Purchase price** € 2,990,000.00

■ **Commission** 3% des Kaufpreises zzgl. 20% USt.

■ **Obtainable from** nach Vereinbarung

■ **Year of construction** 1972

■ **Energy efficiency class** C

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■ **Category** Haus

Your contact person



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