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Maklerservice & Bewertung

#00010066200001

Stellen Sie Ihr Haus selbst fertig - Wohnhausanlage Rohrbacher Straße - Top 1

2630 Ternitz

Purchase price:	250.000,00 €
Living Area:	100,99 m²
Rooms:	4

YOUR CUSTODIAN

Birgit Ehold-Wlassak
Immobilienmaklerin
Raiffeisen Immobilien Vermittlung
birgit.ehold@riv.at
+43 664 60 517 517 53

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DESCRIPTION

Finish your home yourself and realize your personal living concept in an attractive location in Ternitz.

This detached house impresses with approximately 101 m² of living space, 4 rooms, a terrace, and a garden – ideal for anyone looking to combine rural tranquility with good connections. The Ternitz train station is reachable in just about 10 minutes, and Vienna in around 50 minutes.

Take advantage of the opportunity to own your home affordably.

Photos and/or descriptions have been partially edited with AI assistance and are for better representation. Deviations from the actual condition are possible.

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FITTINGS AND PROPERTIES

PROPERTIES

Category	Terraced House
Usage Type	Living
Sales Type	Buy
Year of construction	2026
Construction status	Under Construction
Car Spaces	Open

AREAS

Living Area	100,99 sqm
Base Area	155,95 sqm
Terrace Area	12,61 sqm
Garden Area	70,09 sqm

ENERGY CERTIFICATE

Available

Energy Certificate Date	01.11.2022
Valid until	31.10.2032
HWB-Value	43,30
HWB Class	B
fGEE Value	0,61
fGEE Class	A+

SEGMENTATION

Total Rooms	4
Bathrooms	1
Toilets	2
Bedrooms	3
Terraces	1

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PRICES AND FINANCIAL INFORMATION

BASE PRICES

Unit Buy Price	250.000,00 €	

TOTAL

Total buy price	250.000,00 €	
Commission Buy - Customer	3%	plus 20% VAT

SIDECOSTS

Costs for contract	lt. Tarifordnung Vertragserrichter	
Purchase tax percent	3,5%	
Land register entry percent	1,1%	

INFRASTRUCTURE AND SURROUNDING

Ternitz forms the center of the Schwarza Valley and is located in close proximity to the Rax-Schneeberg-Semmering region. This location offers a variety of recreational opportunities.

The infrastructure in the town is excellent, with local shops, doctors, a kindergarten, and schools. Sports enthusiasts will also find a wide range of options here (sports hall, tennis facilities, fitness, ice rink, outdoor pool, etc.).

The connection to the public transport network is provided by buses and especially the Southern Railway. You can reach the highway in a few minutes – the distance to Vienna is about 65 km.

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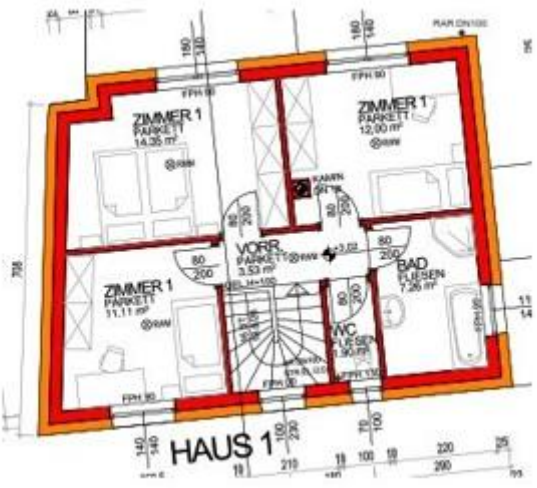
GALLERY



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LINKS AND DOWNLOADS

More information

Haus 1 EG_001

Haus 1 OG_001