



#0001006671

Großzügige Wohnung im Wohnpark Esterhazy in Pottendorf

2486 Pottendorf



Purchase price: 279.000,00 €

Living Area: 97,00 m²

Rooms: 3

YOUR CUSTODIAN



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DESCRIPTION

Familienwohnung in der aufstrebenden Gemeinde Pottendorf im Bezirk Baden zu verkaufen. Das Angebot umfasst die Wohnung mit knapp 97m² Wohnfläche (derzeit 3 Zimmer, allerdings auf 4 erweiterbar), PKW Stellplatz im Eigentum sowie ein sehr großes Kellerabteil (ca. 15m²)

Schöne Lage, fairer Preis!



FITTINGS AND PROPERTIES

PROPERTIES



Category	Ground Floor Apartment
Usage Type	Living
Sales Type	Buy
Form of ownership	Condominium
Year of construction	1989
Construction status	Finished
Heating	Central Heating: Gas
Car Spaces	Open

AREAS

Living Area	97,00 sqm
Cellar Area	15,00 sqm

ENERGY CERTIFICATE

Available

Energy Certificate Date	19.10.2020
Valid until	18.10.2030
HWB-Value (KWh/m ² /a)	68,50
HWB Class	 C
fGEE Value	1,63
fGEE Class	 C

SEGMENTATION

Total Rooms	3
Bathrooms	1
Toilets	1
Bedrooms	2

FEATURES

Area	Dwelling Area, Urban Area	Additional rooms and areas	Storeroom, Drying Room
Condition	Good condition	Age	New Building



Maklerservice & Bewertung

Exploitation	Development with Gas	Floor	Parquet, Flagstone
Furnished	Partially furnished	Cellar	Basement Storage Room
Sanitation	Show	Kitchen	Kitchenette, Pantry





PRICES AND FINANCIAL INFORMATION

BASE PRICES

Unit Buy Price	279.000,00 € incl. VAT
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RUNNING COSTS

Running costs	146,40 € incl. 10% VAT
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Repair Costs	97,83 € incl. VAT
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Running costs parking space	22,59 € incl. 10% VAT
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TOTAL

Total Running Costs	266,82 € incl. VAT
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Total buy price	279.000,00 € incl. VAT
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Commission Buy	3% plus 20% VAT
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SIDECOSTS

Costs for contract	0,5%
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Purchase tax percent	3,5%
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Land register entry percent	1,1%
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FINANCIAL INFORMATION

Reserve Status	27.599,00 €
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Reserve Deadline	31.12.2023
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INFRASTRUCTURE AND SURROUNDING

INFRASTRUCTURE

Gastronomy

- < 500m: Gasthaus Kellner
- < 500m: Konditorei Bäckerei Huber
- < 1km: Café-Konditorei Stadtlehner

Health

- < 500m: Dr. Melanie Traute Paulmayer

Shopping

- < 500m: Apotheke Zum St. Nikolaus

Public Institution

- < 500m: Polizeiinspektion Pottendorf

Education

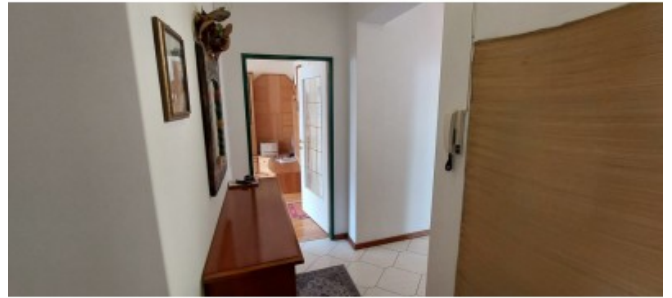
- < 500m: NÖ Landeskindergarten Pottendorf
- < 500m: Volksschule

Other

- < 1km: Avanti



GALLERY





LINKS AND DOWNLOADS

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[Grundriss Top 4](#)

