



#0001006461

## Einfamilienhaus in Neulengbach, Zentralgelegen mit Burgblick

3040 Neulengbach



Purchase price: 540.000,00 €

Living Area: 156,50 m<sup>2</sup>

Rooms: 7

### YOUR CUSTODIAN



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## DESCRIPTION

Einfamilienhaus in Neulengbach, Zentralgelegen mit Burgblick.

Dieses günstig gelegene Einfamilienhaus mit circa 160m<sup>2</sup> Wohnfläche und großzügigen Garten mit Altbaumbestand liegt zu FuÙe der Burg Neulengbach. WG Tauglich



## FITTINGS AND PROPERTIES

### PROPERTIES



Category	Detached House
Usage Type	Living
Sales Type	Buy
Form of ownership	Sole ownership
Year of construction	1966
Construction status	Finished

### AREAS

Living Area	ca. 157 sqm
Usage Area	ca. 157 sqm
Total Area	ca. 358 sqm
Base Area	899,00 sqm
Cellar Area	ca. 119 sqm
Terrace Area	ca. 16 sqm
Garden Area	ca. 765 sqm

### ENERGY CERTIFICATE

#### *Available*

Energy Certificate Date	09.03.2023
Valid until	08.03.2033
HWB-Value (KWh/m <sup>2</sup> /a)	123,00
HWB Class	 D
fGEE Value	1,52
fGEE Class	 C

### SEGMENTATION

Total Rooms	7
Bathrooms	2
Toilets	2
Bedrooms	4
Terraces	1

### FEATURES

Location	South-West	Area	Dwelling Area
Additional rooms and areas	Guest Toilet, Storeroom	Special configuration	Chimney
Condition	Good condition	Age	New Building
Exploitation	Common developed		



Connections	Cable Duct, SAT, Phone, Internet Connection		
Floor	Flagstone, Parquet, Stone	Construction	Massive Construction
Furnished	Partially furnished	Cellar	Full Cellar
Sanitation	Show, Bathtub	Kitchen	Kitchenette, Open Kitchen
Other	Shared Flat		





## PRICES AND FINANCIAL INFORMATION

### BASE PRICES

Unit Buy Price	540.000,00 € incl. VAT
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### RUNNING COSTS

Running costs	155,00 € incl. 10% VAT
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Heating Costs	100,00 € incl. 20% VAT
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### TOTAL

Total Running Costs	255,00 € incl. VAT
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Total buy price	540.000,00 € incl. VAT
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Commission Buy	3% plus 20% VAT
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### SIDECOSTS

Costs for contract	nach Vereinbarung
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Purchase tax percent	3,5%
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Land register entry percent	1,1%
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GALLERY





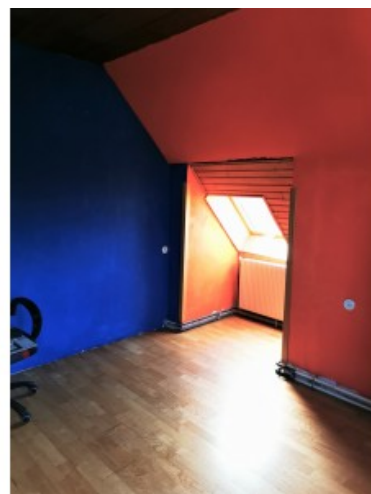
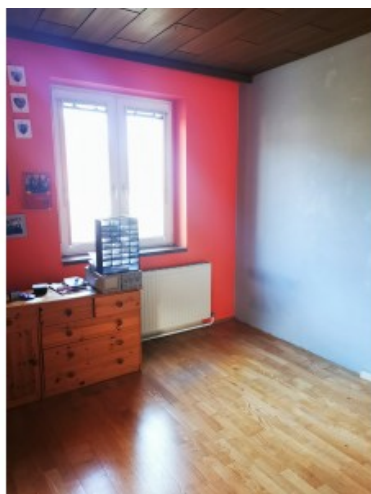












## LINKS AND DOWNLOADS

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