



#0005002760

Mehrparteienhaus in begehrter Ortsrandlage

8160 Preding bei Weiz



Purchase price: 315.000,00 €

Living Area: 190,00 m²

YOUR CUSTODIAN



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DESCRIPTION

This apartment building with a full basement and solid walls was built around 1900. In 1995 it was completely renovated and an attic conversion was made.

On the ground floor there are 2 apartments.

Apartment 1 with approx. 49.86m² living space - divided into entrance hall, bathroom, toilet, living-bedroom and dining kitchen.

Apartment 2 with approx. 53.46m² living space - divided into entrance hall, bathroom, toilet, kitchen, living room and bedroom.

The external staircase leads to the attic, where you will find Apartment 3 - divided into entrance hall, bathroom, toilet, 2 bedrooms, kitchen - dining area and living area.

In the 105m² full basement there is enough storage space, as well as the heating and tank room for the oil central heating, which was renewed in 2013.

On a total of 486m² of floor space with a dedication of 0.2-0.4 there are sufficient parking spaces and the use of the wonderful garden.

The building would be very suitable for subsequent condominium ownership.

FITTINGS AND PROPERTIES

PROPERTIES



Category	Apartment House
Usage Type	Living
Sales Type	Buy
Form of ownership	Sole ownership
Year of construction	ca. 1900
Construction status	Finished
Car Spaces	Carport, 4 x Open

AREAS

Living Area	ca. 190 sqm
Base Area	ca. 486 sqm
Garden Area	ca. 306 sqm

ENERGY CERTIFICATE

Available

Energy Certificate Date	31.08.2021
Valid until	30.08.2031
HWB-Value (KWh/m ² /a)	115,90
HWB Class	 D
fGEE Value	1,84
fGEE Class	 D

FEATURES

Cellar	Full Cellar	Condition	Good condition
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PRICES AND FINANCIAL INFORMATION

BASE PRICES

Unit Buy Price	315.000,00 € incl. VAT
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TOTAL

Total buy price	315.000,00 € incl. VAT
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Commission Buy	3% plus 20% VAT
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INFRASTRUCTURE AND SURROUNDING

Die Liegenschaft befindet sich in Preding, der südliche Ortsteil der Gemeinde Weiz. Preding zeichnet sich dank der Umfahrung besonders durch die ruhige Lage aus und liegt am Knotenpunkt nach Gleisdorf, Birkfeld, Stubenberg am See oder Graz. Die ländliche Umgebung samt Nähe zur Reitschule und Weizbach außerhalb des Hochwassergebietes ist besonders für Mieter geeignet, die dem Stadtleben entfliehen wollen und dennoch kurze Arbeitswege zum Industriestandort schätzen.

INFRASTRUCTURE

Gastronomy

< 500m: Predingerhof

Shopping

< 500m: Kreimer Christian

< 500m: Baumschule Scherer

< 500m: Pero Innovative Services

< 500m: Ingenieurbüro Spielmann



GALLERY







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