



#0004004165

## LICHTDURCHFLUTETE MIETWOHNUNG MIT TRAUMHAFTEM AUSBLICK AUF DIE BURG CLAM

4352 Klam bei Grein



Rent: 769,79 €

Living Area: 84,88 m<sup>2</sup>

Rooms: 4

### YOUR CUSTODIAN



Peter Herbst, BA  
Immobilienvermittlung - Junior-Makler  
Real-Treuhand Immobilien  
herbst@raiffeisen-immobilien.at  
+43 676 8141 8447  
+43 50 6596 8445





## DESCRIPTION

Raumaufteilung: 3 Schlafzimmer, großzügige Wohn- Ess- Küche mit Ausblick auf die Burg Clam, Badezimmer inkl. WC, Vorraum, Kellerraum, Gartenfläche

1 KFZ Stellplatz

Kautionshöhe 3 BMM

nicht barrierefrei

Link 360° Rundgang:

<https://tour.ogulo.com/ERMk>



## FITTINGS AND PROPERTIES

### PROPERTIES



|                      |                      |
|----------------------|----------------------|
| Category             | Flat                 |
| Usage Type           | Living               |
| Sales Type           | Rent                 |
| Year of construction | ca. 1920             |
| Heating              | Central Heating: Gas |

### AREAS

|             |             |
|-------------|-------------|
| Living Area | ca. 85 sqm  |
| Cellar Area | ca. 5 sqm   |
| Garden Area | ca. 124 sqm |

### ENERGY CERTIFICATE

#### *Available*

|                                   |                                                                                       |
|-----------------------------------|---------------------------------------------------------------------------------------|
| Energy Certificate Date           | 29.03.2019                                                                            |
| Valid until                       | 28.03.2029                                                                            |
| HWB-Value (KWh/m <sup>2</sup> /a) | 92,10                                                                                 |
| HWB Class                         |  C |
| fGEE Value                        | 1,60                                                                                  |
| fGEE Class                        |  C |

### SEGMENTATION

|             |   |
|-------------|---|
| Total Rooms | 4 |
| Bathrooms   | 1 |
| Toilets     | 1 |



## PRICES AND FINANCIAL INFORMATION

### BASE PRICES

|              |                        |
|--------------|------------------------|
| Net Rent     | 621,56 € incl. 10% VAT |
| Net Rent Sum | 621,56 € incl. VAT     |

### RUNNING COSTS

|               |                        |
|---------------|------------------------|
| Running costs | 148,23 € incl. 10% VAT |
|---------------|------------------------|

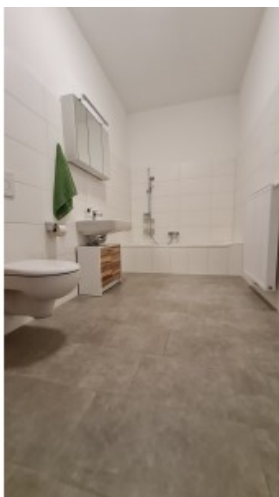
### TOTAL

|                 |                    |
|-----------------|--------------------|
| Total Rent      | 769,79 € incl. VAT |
| Commission Rent | Without commission |
| Deposit         | 2.300,00 €         |



GALLERY





LINKS AND DOWNLOADS





[More information](#)

