Raiffeisen Immobilien

Maklerservice & Bewertung

#0001011717

# Neuer Preis! Großes Familienwohnhaus in Top Ruhelage nähe Schloss Esterhazy!

7000 Eisenstadt

| | |
|---|---|
| Purchase price: | 598.000,00 € |
| Living Area: | 189,82 m² |
| Rooms: | 8 |

## YOUR CUSTODIAN

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## DESCRIPTION

This spacious multi-family home in the attractive quiet location of Eisenstadt combines plenty of space, a beautiful view, and versatile usage options under one roof. With approximately 189.82 m² of living space, a total of 8 lovingly designed rooms with stucco and various majestic ornaments, and a plot of about 590 m² with 8 parking spaces, this property offers ideal conditions for families, multiple generations, or a living concept with lots of freedom.

The house, built in 1971, spans two floors and impresses with a well-thought-out room structure. Four bedrooms, three bathrooms, and three toilets provide comfortable living for larger households. A terrace of about 40 m², a balcony, and approximately 471 m² of garden space invite you to fully enjoy the outdoor area in a peaceful setting.

Features include air conditioning, a bathtub, shower cabin, guest WC, storage room, attic, and a full basement with additional usable space. The brick construction, gabled roof, and well-maintained overall condition emphasize the solid foundation of this property.

The house offers a pleasant living experience thanks to various air conditioning units.

Photos and descriptions have been partially AI-assisted and serve to better illustrate the property. Variations from the actual condition are possible.

If you are looking for a spacious home with a lot of potential in a desirable residential location, you should take a closer look at this house. We look forward to your inquiry.

Mr. Marcel Feller: 0664 517 517 72

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# FITTINGS AND PROPERTIES

## PROPERTIES

| | |
|---|---|
| Category | Apartment House |
| Usage Type | Living |
| Sales Type | Buy |
| Form of ownership | Sole ownership |
| Year of construction | 1971 |
| Construction status | Finished |
| Heating | Central Heating: Oil |

## AREAS

| | |
|---|---|
| Living Area | ca. 190 sqm |
| Base Area | ca. 590 sqm |
| Cellar Area | ca. 63 sqm |
| Terrace Area | ca. 40 sqm |
| Garden Area | ca. 471 sqm |

## ENERGY CERTIFICATE

*Available*

| | |
|---|---|
| Energy Certificate Date | 03.06.2014 |
| Valid until | 02.06.2024 |
| Total Energy Performance Class | B |
| End Energy Demand Value | 86,60 |
| HWB-Value | 35,00 |
| HWB Class | B |
| fGEE Value | 0,84 |
| fGEE Class | A |

## SEGMENTATION

| | |
|---|---|
| Total Rooms | 8 |
| Floors | 2 |
| Bathrooms | 3 |
| Toilets | 3 |

| | |
|---|---|
| Bedrooms | 4 |
| Terraces | 1 |
| Balconies | 1 |

## FEATURES

| | |
|---|---|
| Area | Village Area, Dwelling Area, Urban Area, Center |
| Additional rooms and areas | Guest Toilet, Storeroom, Attic |
| Special configuration | Air Conditioning |
| Condition | Good condition |
| Age | New Building |
| Exploitation | Common developed |
| Connections | Phone, TV, Internet Connection |
| Floor | Flagstone, Laminate, Screed |
| Construction | Massive Construction, Double Pitch Roof |
| Furnished | Unfurnished |
| Cellar | Full Cellar |
| Sanitation | Bathtub, Shower, Bathroom Window |
| Other | Shared Flat, Garden Usage |

## INTERIOR DESCRIPTION

The well-maintained multi-family house built with solid brick construction (built in 1971) impresses with practical features and ample usable space. Inside, easy-care tiles, laminate, and screed provide a solid foundation. A pleasant living environment is ensured by an air conditioning system. The sanitary areas are equipped with bathroom windows, a bathtub, and a shower cabin; additionally, multiple toilets and a separate guest toilet are available. Practical extras like a storage room and an attic create order and storage space. The house is fully basemented, offering additional space for hobbies, storage, and organization. Telephone, TV, and Internet connections are available. The handover is un furnished, the garden is very well-kept; the terrace and balcony extend the living area outdoors. There are many paved parking spaces on private grounds. The building was completely thermally renovated from 2025 to 2026 and thus meets the current standard for single-family homes.

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# PRICES AND FINANCIAL INFORMATION

## BASE PRICES

| | | |
|---|---|---|
| Unit Buy Price | 598.000,00 € | |

## RUNNING COSTS

| | | |
|---|---|---|
| Other Costs | 75,00 € | excl. VAT |
| Heating Costs | 360,00 € | incl. 20% VAT |
| Warm Water | 165,00 € | incl. 10% VAT |

## TOTAL

| | | |
|---|---|---|
| Total Running Costs | 525,00 € | incl. VAT |
| Total buy price | 598.000,00 € | |
| 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% | |

The monthly operating costs are listed in the property data as a total of €525.00. Included in this amount are heating costs of €360.00 including 20% VAT, as well as hot water costing €165.00 including 10% VAT. Additionally, "other costs" amounting to €75.00 excluding VAT are specified.

## INFRASTRUCTURE AND SURROUNDING

The property is located in a prime, central, quiet area of Eisenstadt, offering a pleasantly tranquil living environment while still being close to the city. Eisenstadt is known as a cultural and gourmet hub with a high quality of life: Around Esterházy Palace and its expansive park, attractive leisure opportunities emerge—ranging from relaxing walks in nature to events in the palace district.

For everyday needs, the downtown area with its pedestrian zone on the main street offers a lively selection of cafés, restaurants, and shopping options; regular markets add to the urban flair. Transportation within the city is conveniently managed by the Eisenstadt city bus, with central transfer points at the train station and the Domplatz/bus station area. Families also benefit from the city's good educational and childcare facilities, as well as medical services provided by the Hospital of the Brothers of Mercy in Eisenstadt. This location seamlessly combines tranquility, infrastructure, and the unique Eisenstadt lifestyle in a convincing way.

INFRASTRUCTURE

Shopping

- < 500m: Holland Blumen Mark
- < 500m: Türk Vera Trafikplus
- < 500m: Easy Schulstart
- < 500m: KÖCK Steinbauer
- < 500m: Ironcitytools e.U
- < 500m: 3BestPartner Greenmobile
- < 500m: Feel Harmony - Dein Friseur
- < 500m: Intercoiffeur Strassl EZE Eisenstadt
- < 500m: Colors Unlimited
- < 500m: Eni Beauty Bar
- < 500m: Comfort- Sugaring Visagistik
- < 500m: Herz Handelsges.Mbh and
- < 500m: Bundy Bundy Style in Gmbh
- < 500m: Klipp
- < 500m: Duftwelten Fùmée Shop
- < 500m: Action
- < 500m: Eisenstadt Tourismus
- < 500m: Wunderkleid
- < 500m: Modehaus Lörner
- < 500m: Gössl Eisenstadt
- < 500m: Mode Stolzer
- < 500m: Liebesfein
- < 500m: Wilma Omuletz
- < 500m: Fashionable
- < 500m: Wohnatelier im Schlossquartier

Gastronomy

- < 500m: Café Monika Konditorei
- < 500m: Altdorfer Backwaren
- < 500m: Ricci's Hütte
- < 500m: Coffeeshop Company
- < 500m: Eat Happy
- < 500m: Henrici
- < 500m: Ella Italia
- < 500m: Bäckerei Altdorfer

Health

- < 500m: Univ. Professor Doktor Karl Silberbauer
- < 500m: Oa Dr
- < 500m: Remedia Homöopathie

Other

- < 500m: DIRECT
- < 500m: Autohaus Erich Horvath
- < 500m: Volkswagen Autohaus Kamper
- < 500m: Volkswagen Commercial Vehicles Autohaus Kamper
- < 500m: BKS Bank

Transport

- < 500m: EZE Einkaufszentrum Eisenstadt Mitte
- < 500m: EZE Einkaufszentrum Eisenstadt Süd

Public Institution

- < 500m: Österreichische Post AG PA 7000 Eisenstadt

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# GALLERY

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LINKS AND DOWNLOADS

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