Raiffeisen Immobilien
Maklerservice & Bewertung

#0001012062

Eigentumswohnung in Scheibbs, sofort beziehbar!

3270 Scheibbs

Purchase price:	125.000,00 €
Living Area:	74,60 m²
Rooms:	4

YOUR CUSTODIAN

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DESCRIPTION

This immediately available ground floor apartment offers you an attractive opportunity to combine living on the pleasant outskirts of the city with a well-thought-out layout. On approximately 74.60 m² of living space, you will find four rooms that are versatile and appealing to couples, small families, as well as anyone interested in additional space for work or hobbies.

The apartment is in good condition and impresses with a practical layout. Two bedrooms, a bathroom, a separate toilet, and additional living spaces create a pleasant living atmosphere and offer freedom for individual design. The loggia, measuring about 5.73 m², beautifully extends the living area and invites you to relax at the end of the day. A fitted kitchen, a pantry, and a storage room provide additional daily comfort.

A special advantage is the existing tiled stove, which heats the living room and one of the bedrooms in addition to the central heating, ensuring cozy warmth and a particularly homely atmosphere. Features such as parquet, laminate, and tiles enhance the well-kept overall impression. A cellar unit of about 8 m², garden use, a bicycle room, as well as a laundry and drying room, complete the offer sensibly. A carport is also available. If you are looking for a well-designed owner-occupied apartment with immediate availability, you should not miss this offer.

Please feel free to request a detailed brochure for this apartment from us, free of charge and without obligation. If desired, we are happy to visit the apartment with you personally. **Please note, however, that viewings are only possible from August 10, 2026, due to vacations.**

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FITTINGS AND PROPERTIES

PROPERTIES

Category	Ground Floor Apartment
Usage Type	Living
Sales Type	Buy
Form of ownership	Condominium
Year of construction	1988
Construction status	Finished
Heating	Central Heating: Electric, Oven: Wood
Car Spaces	Carport

AREAS

Living Area	ca. 75 sqm
Cellar Area	ca. 8 sqm
Loggia Area	ca. 6 sqm

ENERGY CERTIFICATE

Available

Energy Certificate Date	22.09.2025
Valid until	21.09.2035
Total Energy Performance Class	D
Primary Energy Demand Value	288,70
End Energy Demand Value	185,00
Carbon Dioxide Emissions	20,20
HWB-Value	125,80
HWB Class	D
fGEE Value	2,30
fGEE Class	D

SEGMENTATION

Total Rooms	4
Bathrooms	1
Toilets	1

Bedrooms	2
Loggias	1

FEATURES

Location	South-East
Area	Dwelling Area, Urban Area, Village Area, Suburban Area
Additional rooms and areas	Storeroom, Bike Room, Drying Room
Special configuration	Age Appropriate, Elevator
Condition	Good condition
Age	Old Building
Exploitation	Common developed
Connections	TV, SAT, Phone, Internet Connection
Floor	Flagstone, Parquet, Laminate
Construction	Massive Construction
Furnished	Partially furnished
Cellar	Basement Storage Room
Sanitation	Bathtub
Kitchen	Kitchenette, Pantry
Other	Garden Usage

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PRICES AND FINANCIAL INFORMATION

BASE PRICES

Unit Buy Price	125.000,00 €	incl. VAT

RUNNING COSTS

Running costs	137,03 €	incl. 10% VAT
Repair Costs	82,20 €	incl. VAT

TOTAL

Total Running Costs	219,23 €	incl. VAT
Total buy price	125.000,00 €	incl. VAT
Commission Buy - Customer	3%	plus 20% VAT

SIDECOSTS

Purchase tax percent	3,5%
Land register entry percent	1,1%

FINANCIAL INFORMATION

Reserve Status	93.439,15 €
Reserve Deadline	31.12.2025

INFRASTRUCTURE AND SURROUNDING

Scheibbs combines the advantages of a well-established small town with a high quality of life in the Mostviertel region. This charming town offers excellent infrastructure for daily life: shopping options, dining, service providers, and a regional transport hub with the Erlauftalbahn railway station and several bus connections ensure short distances and good accessibility. The B25 also provides comfortable access to the surrounding centers.

Families benefit from a wide range of educational offerings, including an elementary school, sports middle school, other mandatory schools, as well as BORG Scheibbs and the Johann-Heinrich-Schmelzer Music School. Medical care is also excellent: the Scheibbs State Clinic, general practitioners, specialists, and pharmacies provide reliable care directly on-site.

In terms of leisure, Scheibbs reveals its particularly attractive side. The historic old town, the culture.portal by the Erlauf river, cycling routes like the Erlauftal Cycle Path, hiking trails, and the Trail.Zone Blassenstein offer diverse opportunities for relaxation, exercise, and cultural experiences. Additionally, the region provides a solid economic environment with jobs in healthcare, retail, services, and district businesses. Scheibbs presents itself as a desirable place to live for those who wish to reside close to nature, well-catered for, and with a high quality of life.

INFRASTRUCTURE

Health

- < 500m: Landesklinikum Scheibbs
- < 1km: Doktor Elisabeth Weißenbacher

Shopping

- < 500m: Dünwald OG
- < 500m: Butcher Schagerl Gmbh
- < 1km: Fürst Brot
- < 1km: Rahmendamen - Geschenke- und Deko-Fachgeschäft

Public Institution

- < 500m: Freiwillige Feuerwehr Scheibbs

Education

- < 500m: NÖ Landeskindergarten
- < 500m: Sportmittelschule Scheibbs

Gastronomy

< 500m: Schauplatz'l

< 1km: Scheibbser Kebab

< 1km: Reschinsky Ice Cream

Other

< 500m: Raiffeisenbank Mittleres Mostviertel, Bankstelle Scheibbs

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GALLERY

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LINKS AND DOWNLOADS

More information

Finanzierungsanfrage

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floorplan_floor_1_1_schwarz_weiss (7)

Website der Stadtgemeinde Scheibbs

Scheibbs Wikipedia

Scheibbs Mostvierteltourismus

Landesklinikum Scheibbs

Ihre Bank vor Ort

Ihre Finanzierungsspezialisten

Sonnenlauf bei Ihrer Wohnung