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## Großzügiges und luxuriöses Familiendomizil in St. Pöltner Ruhezone

3100 St. Pölten



Purchase price: 889.000,00 €

Living Area: 260,00 m<sup>2</sup>

Rooms: 7

### YOUR CUSTODIAN



Stefan Kafka  
Immobilienmakler  
Raiffeisen Immobilien Vermittlung  
stefan.kafka@riv.at  
+43 664 60 517 517 57





## DESCRIPTION

Großzügiges und luxuriöses Familiendomizil in St. Pöltner Ruhezone

Das Einfamilienhaus, Baujahr 1967, steht ab sofort zur Verfügung und befindet sich durch laufenden Sanierungen und Erneuerungen in hervorragenden Zustand.

Massivbau

3 Etagen,

Dachboden

Bruttofläche von ca. 435 m<sup>2</sup>

Grundstück von 871 m<sup>2</sup>

7 Zimmer,

1 Badezimmer,

2 WC

Infrarotkabine

Garage

Wintergarten

Weinkeller

Räucherofen

Klebe parkett, Fliesen- und Steinböden

Ölzentralheizung



## FITTINGS AND PROPERTIES

### PROPERTIES



Category	Detached House
Usage Type	Living
Sales Type	Buy
Form of ownership	Sole ownership
Year of construction	1967
Construction status	Finished
Heating	Central Heating: Oil, Ofen: Wood
Car Spaces	Garage

### AREAS

Living Area	ca. 260 sqm
Usage Area	ca. 260 sqm
Total Area	ca. 435 sqm
Base Area	871,00 sqm
Cellar Area	ca. 174 sqm
Terrace Area	ca. 16 sqm
Garden Area	ca. 635 sqm

### ENERGY CERTIFICATE

*Available*

Energy Certificate Date	13.06.2024
Valid until	12.06.2034
HWB-Value (KWh/m <sup>2</sup> /a)	159,00
HWB Class	 E
fGEE Value	2,11
fGEE Class	 D

### SEGMENTATION

Total Rooms	7
Floors	3
Bathrooms	1
Toilets	2
Bedrooms	4
Terraces	1

### FEATURES

Location	South	Area	Dwelling Area
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**Maklerservice & Bewertung**

Additional rooms and areas	Attic, Library, Guest Toilet, Storeroom, Wintergarden, Drying Room	Special configuration	Sauna, Chimney, Roller Shutter
Condition	Good condition	Age	New Building
Exploitation	Common developed	Connections	Cable Duct, TV, SAT, Cable, Phone, Internet Connection
Floor	Stone, Flagstone, Carpet, Parquet, Marble	Construction	Massive Construction, Double Pitch Roof
Furnished	Partially furnished	Cellar	Full Cellar
Sanitation	Show, Bathtub, Bidet	Kitchen	Pantry
Other	Shared Flat		



## PRICES AND FINANCIAL INFORMATION

### BASE PRICES

Unit Buy Price	889.000,00 € incl. VAT
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### RUNNING COSTS

Running costs	260,00 € incl. VAT
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Heating Costs	140,00 € incl. VAT
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### TOTAL

Total Running Costs	400,00 € incl. VAT
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Total buy price	889.000,00 € incl. VAT
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Commission Buy	3% plus VAT
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### SIDECOSTS

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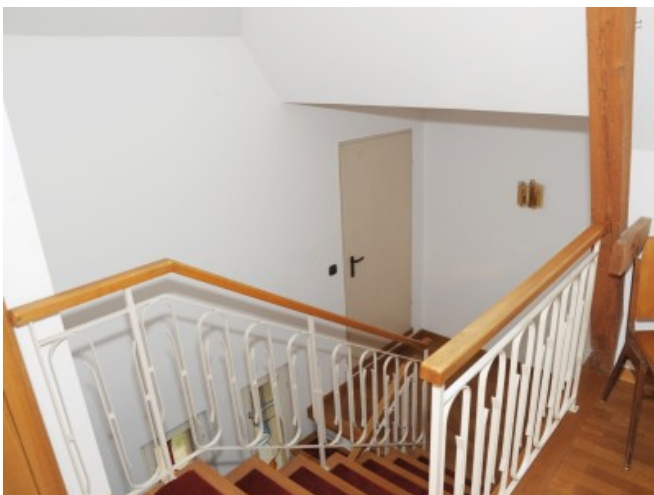
Purchase tax percent	3,5%
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Land register entry percent	1,1%
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GALLERY















## LINKS AND DOWNLOADS

[More information](#)

