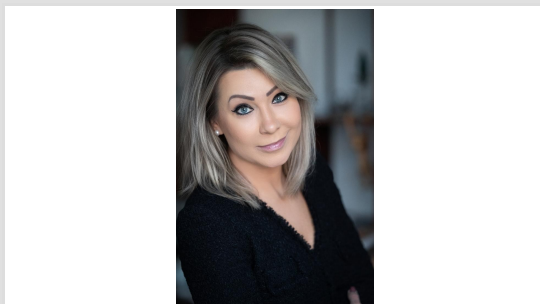


## CONTACT



### Maria Kohler

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 company : **ImmoTrading GmbH**  
 address : **1010 Wien, Kärntner Ring 5-7**  
[More objects from this agent](#)



## BASIC DATA

object number: **3056/1177**  
 object type: **House**  
 state: **Niederösterreich**  
 address: **2500 Baden**  
 total costs: **€ 13,000.-**  
 Living area: **approx. 600.00 m²**  
 room: **10**

## DESCRIPTION

### VILLA AS A COMPANY OR EMBASSY SEAT

This beautiful villa with garden on a plot of approx. 2400 m2 is centrally located in Baden near Vienna.

The villa has 10 rooms and 7 bathrooms spread over 3 floors.

The entire house is furnished with high-quality Dorotheum furniture, which can be taken over and used for a fee either when buying or renting.

The villa measures approx. 1000 m2 of usable area and approx. 600 m2 of living space.

The existing attic can be expanded depending on the customer's wishes and needs.

The villa has a complete basement where you can find a new SPA area.

Photos and plans of the property are available at any time on request.

Have we piqued your interest?

Then feel free to contact us at any time for further information.

We would be happy to arrange a viewing appointment for you.

All information in the exposé is subject to change and is based exclusively on information that has been sent to us by our respective customers. We assume no liability for the completeness, accuracy, and timeliness of this information. The right to pre-sale is expressly reserved unless a purchase agreement has been signed with a customer.

Net rent: **€ 13,000.-**  
 total costs: **€ 13,000.-**

Living area: **approx. 600.00 m²**  
 Plot area: **approx. 2,400.00 m²**  
 Effective area: **approx. 1,000.00 m²**

move-in as of:	sofort
room:	10
Bathroom:	7
Cellar:	Full cellar
parking space:	4
number of terraces:	1
furniture:	compl. furnished
year of construction:	approx. 1890
condition:	very good
floor levels:	3
noise:	low – none noise

**Garden:** Private; **Bedroom:** 7; **Location:** Residential area, Green location, sunny location; **Features:** bath room, kitchen, floor, with a cellar, old building; **Public transport:** Bus



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Imprint

## CONTACT US:

Name *	<input type="text"/>
Street, House Nr.	<input type="text"/>
ZIP, city	<input type="text"/>
Phone *	<input type="text"/>
E-Mail *	<input type="text"/>