

## CONTACT

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## BASIC DATA

object number: **3056/1274**  
 object type: **House**  
 state: **Niederösterreich**  
 address: **3353 Seitenstetten Dorf**  
 price: **€ 635,000.-**  
 Living area: **approx. 330.00 m²**  
 room: **10**

## DESCRIPTION

### APARTMENT BLOCK IN SEITENSTETTEN

The house is a 5-minute walk from the bus station, also 5 minutes from the town centre, school, kindergarten etc.

The house has a ground floor, a first floor and an attic (there is a possibility to convert an attic).

The total area of the property is 2,438 sqm, of which 304 sqm are building area and 2,134 sqm is a garden.

The first flat (living area of approx. 95 sqm) is located on the ground floor. It has a separate entrance and consists of 4 rooms, kitchen, bathroom, and WC. A natural cellar in the rock, an ante-cellar, and a laundry room/boiler room are located on the ground floor as well.

There are 2 flats on the 1st floor: one flat (around 62 sqm) consists of one room and two other rooms, which can be used as a kitchen and storage room. Another flat (approx. 105 sqm) has 4 rooms, an entrance hall, a kitchen, and a bathroom.

The house has private access directly from the street.

The windows of the ground floor flat were replaced in 2021, as well as two windows in the flat on the 1st floor. Behind the house, there is a garage with two parking spaces and a storage room. The house has wells, so the water has no costs.

Operating costs include:

- electricity - €80 per month per flat
- waste removal - 800 € per year
- heating - approx. 3,000-3,500 litres of oil per year.

We are looking forward to your request and will be glad to organise a viewing of this property!

price: **€ 635,000.-**

Buyer's comm.: **retail price including commission**

Living area: **approx. 330.00 m²**  
 Cellar area: **32 m²**  
 built up area: **304.00 m²**

move-in as of:	1 Monat nach Kauf
room:	10
Bathroom:	2
toilet:	2
Cellar:	Shared cellar
furniture:	part. furnished
heating:	central heat. - oil
year of construction:	approx. 1885
condition:	satisfactory
floor levels:	1
noise:	low – none noise
garage:	1
Energy index:	215.0 kWh/(m²a)
heating demand class:	F
Energy efficiency factor:	2.95
Energy class factor:	E

**Garden:** Private; **Location:** Green location, Countryside, sunny location; **Features:** suitable for shared apartment, bath room, kitchen, old building **Design:** brick solid; **Public transport:** Bus









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Imprint

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