

Inserat ID: 153868

erstellt am : 28.05.2025

Objekttyp: 11

Vermarktungsart: Kauf

Gesamtkosten: 469000€

Straße: Am Maierhof

2486 Pottendorf

Niederösterreich Österreich

Kontaktinformationen:

Wolfgang Glaser

Tel:

wolfgang.glaser@wertimmobilien.at

Wohnfläche: 110.8m²

Grundfläche: 280.02m²

Your New Home in Austria



Your New Home in Austria

In uncertain times, having a safe place to call home is more important than ever.

If you are looking for a secure future for you and your family ? with stability, quality of life, and investment value ? this modern semi-detached house in Pottendorf (only 25 minutes from Vienna) is the right choice for you!

What makes this home special:

Quiet and green surroundings ? ideal for families with children or anyone who values peace

Solid construction ? energy-efficient, durable, and built to last

Private garden ? space to relax, grow vegetables, or enjoy your free time

Excellent connection to Vienna ? only 20?30 minutes by car or train

Also available through rent-to-own ? from just ?1.753/month plus BK ca. 67,- Euro at 1.9?% fixed interest rate

Important for buyers from Ukraine and other non-EU countries:

If you plan to relocate your main residence to Austria, we will support you with the official permit required for non-EU buyers. We guide you through every step of the process.

Property address:

Am Meierhof, 2486 Pottendorf

Take this opportunity ? visit the property on Saturday, September 27!

I look forward to your inquiry. I am happy to answer your questions in German, English, or with a translator.

Wolfgang Glaser

Real Estate Agent & Certified Property Valuer

Wertimmobilien Consulting KG

Wir weisen darauf hin, dass zwischen dem Vermittler und dem zu vermittelnden Dritten ein familiäres oder wirtschaftliches Naheverhältnis besteht. Infrastruktur / Entfernungen
Gesundheit
Arzt <750m
Apotheke <1.000m
Klinik <6.000m
Kinder & Schulen
Kindergarten <1.500m
Schule <1.500m
Nahversorgung
Supermarkt <750m
Bäckerei <1.000m
Sonstige
Bank <1.000m
Geldautomat <1.000m
Post <1.000m
Polizei <1.000m
Verkehr
Bus <500m
Bahnhof

<1.500mAutobahnanschluss <1.250mAngaben Entfernung Luftlinie / Quelle:
OpenStreetMap

Eckdaten

Grundfläche: 280.02m²

Wohnfläche: 110.8m²

Nutzungsart: Haus

Zimmer: 4

Bäder: 2

hwbwert: 47.2m²

hwbklasse: Bm²

fgeewert: 0.75m²

fgeeklasse: A+m²

Preisinformationen

Kaufpreis: 469000€

Nebenkosten: 60.2€

Kontaktinformationen

Vorname: Wolfgang

Nachname: Glaser

E-Mail: wolfgang.glaser@wertimmobilien.at