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UID-Nr.: ATU 392 310 05, Bezirksgericht Villach, FN 112818 i

**Bank für Kärnten und Steiermark**

BIC: BFK KAT 2K IBAN: AT 881 700 000 153 181 500

## BEAUTIFUL, COMPLETELY RENOVATED 3-ROOM-APARTMENT WITH LOGGIA

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**VILLACH / VÖLKENDORF / CARINTHIA / AUSTRIA**



ETW-VS-177

**DESCRIPTION**

This beautiful, recently renovated 3-room apartment is on the 2nd floor (without elevator) of a residential complex in a relatively quiet and sunny area in Villach-Völkendorf. The apartment, flooded with daylight, has spacious rooms, a small loggia and a car parking space in the enclosed courtyard as well as a cellar compartment in the basement.

**POSITION**

**Villach - Völkendorf**

**In case of purchase following additional expenses become due from the purchase price:**

3,5 % tax on real estate transactions, 1,1 % free for the land register entry, 3,0% commission + 20 % tax, contract-establishment-cost for notary or lawyer

The data presented come from the owner and/or third parties and are collected with care. However, no liability is assumed for the correctness and completeness. Figures may optionally be rounded or estimated. The statement of intent is non-binding. Errors and changes are reserved.

<b>YEAR OF CONSTRUCTION</b>	1924 original year of construction <ul style="list-style-type: none"> <li>• the residence has been renovated constantly</li> <li>• the apartment itself has been completely renovated and all water and power lines, windows, floors, doors, bathrooms and the kitchen equipment were renewed</li> </ul>
<b>FLOOR OF THE APARTMENT</b>	second floor
<b>ELEVATOR</b>	no
<b>SIZE OF LIVING AREA AND USABLE SPACE</b>	ca. 68 sqm
<b>LOGGIA</b>	1 (exit from the bathroom)
<b>ROOMS</b>	3
<b>BEDROOMS</b>	2
<b>BATHROOM</b>	1
<b>WC SEPARATE</b>	1
<b>ROOM LAYOUT</b>	anteroom, living and dining room with kitchen, two bedrooms (one with hallway), bathroom with shower, basin, wash machine connection and exit to the loggia, WC with basin;
<b>FURNISHING</b>	- new kitchen and bathroom (by arrangement, the apartment can also be taken furnished)
<b>FLOORS</b>	beautiful parquet in the living rooms modern tiles in the bathroom and WC
<b>WINDOWS</b>	white with shutters outdoor
<b>HEATING</b>	floor heating with gas
<b>PARKING PLACE</b>	1 free parking place in the courtyard with barrier
<b>CELLAR</b>	one big cellar room in the basement
<b>AVAILABILITY</b>	immediately

**In case of a rental following additional expenses become due:**  
rental deposit: 3 monthly rents, commission: 1 or 2 monthly rents plus VAT,  
contract-establishment-cost for notary or lawyer

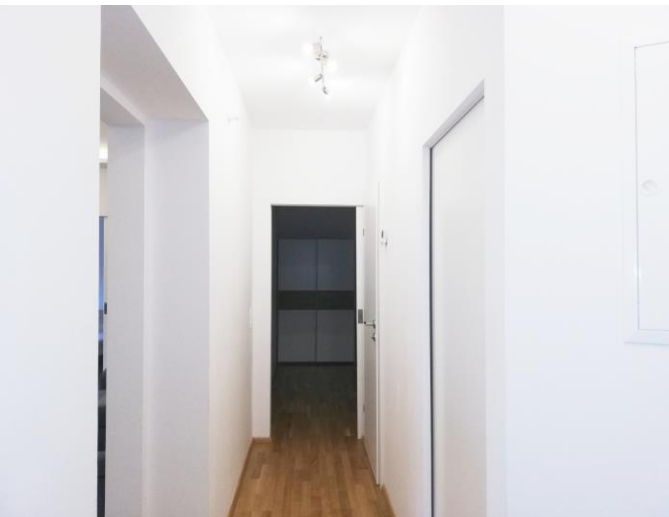
<b>ENERGY CERTIFICATE</b>	in progress
<b>HEATING COSTS</b>	currently € 31,00 / month
<b>RUNNING COSTS</b>	currently € 187,81 / month
<b>PURCHASE PRICE</b>	€ 175.000,00

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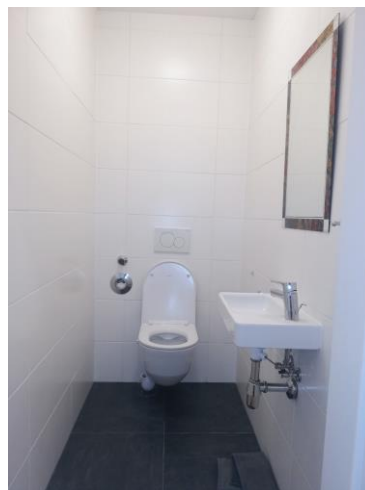
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