



Turn of the century house looming  
over Nussdorf with a spacious Gre-  
atspot garden in the elegant green  
district of Vienna

Eichelhofstraße 2B | 1190 Vienna

# Turn of the century house looming over Nussdorf with a spacious Great- spot garden in the ele- gant green district of Vienna

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## Description

This property is a completely renovated turn-of-the-century detached house in a prime location in Nussdorf. An unobstructed view over Vienna can be enjoyed on 4 levels. The generous living space of 380 m<sup>2</sup> is perfectly divided into 11 rooms, a kitchen, 3 bathrooms with toilet, a guest toilet, a cellar, a tool shed and a garage. In the 2200 m<sup>2</sup> green garden, peace and quiet can be enjoyed in the middle of the vineyards and due to the immediate proximity to the Vienna Woods. The tram line D and the bus line 38A as well as the suburban railway (S 40) can be reached in about 10 minutes by foot.

GREATSPOT  
Immobilien

Living Space: 380 m<sup>2</sup>  
unfurnished

Terrace: 0

Garden: 2.200 m<sup>2</sup>

Garage: 0

Available from: Now

Gross rent: € 6.853,- pm



# Photos



# Photos

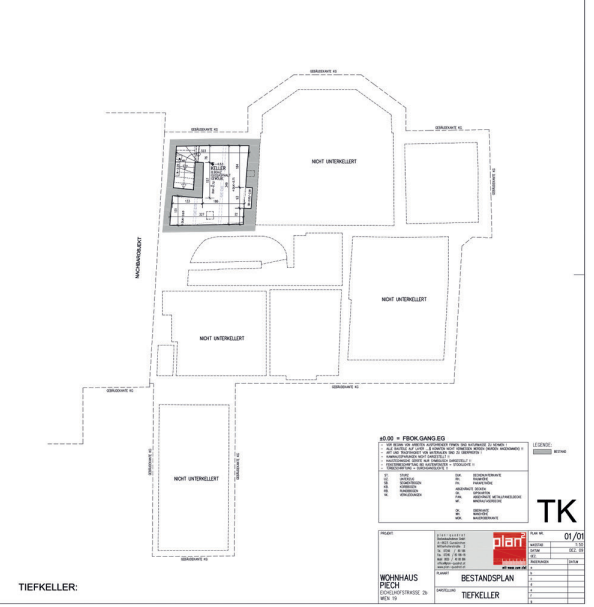
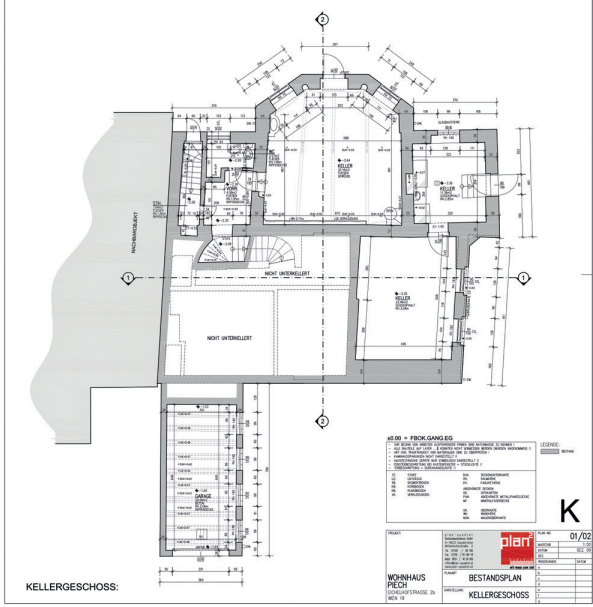
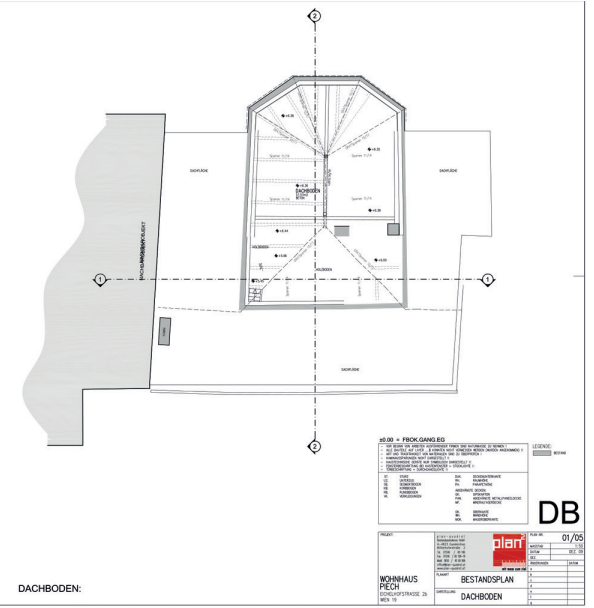
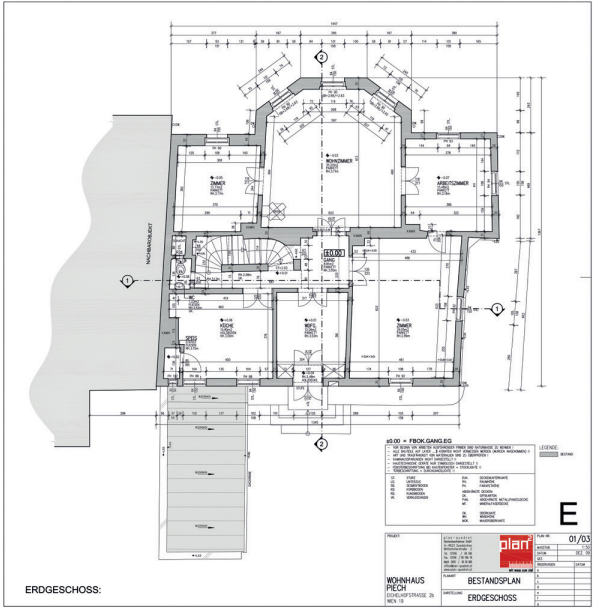




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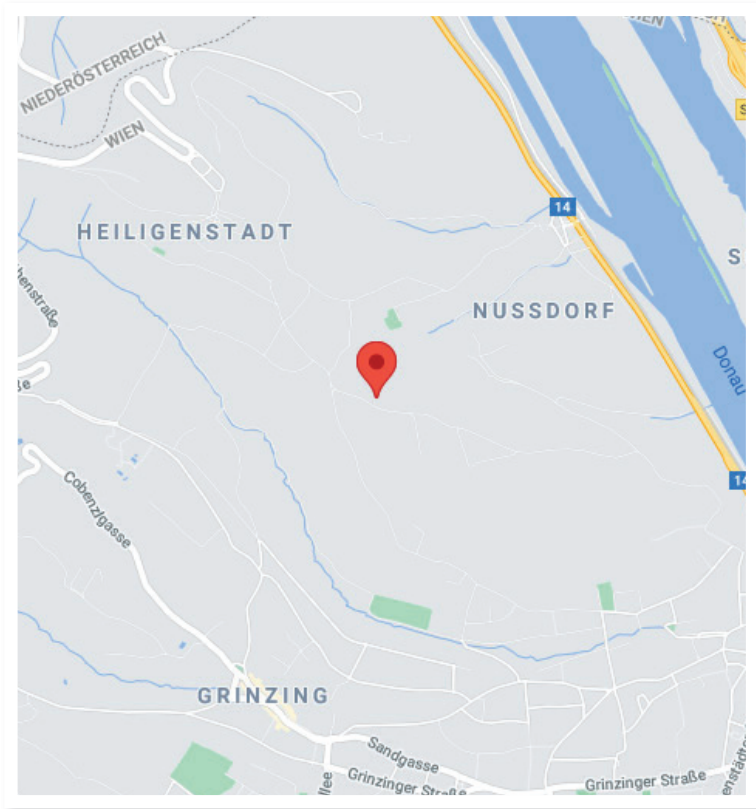


# Floor Plan





# Site Map



# Energy Pass

**Energieausweis für Wohngebäude**  
**OIB**  
Österreichische  
Institut für Bautechnik

**ecotech**  
Wien

**BEZEICHNUNG** 1190 Wien, Dichelhofstrasse 2B

**Gebäude(-teil)** Wohnen

**Nutzungsprofil** Mehrfamilienhäuser

**Strasse** Dichelhofstrasse 2B

**PLZ/Ort** 1190 Wien-Döbling

**Grundstücksnr.** B/Graßmühl

**Baujahr**

**Letzte Veränderung** 2011

**Katastralgemeinde** Neustift am Walde

**KG-Nr.** 1506

**Seeshöhe** 206 m

**SPEZIFISCHER HEIZWÄRMEBEDARF, PRIMÄRENERGIEBEDARF, KOHLEN-DIOXIDEMISSIONEN UND GESAMTENERGIEEFFIZIENZ-FAKTOR (STANDORTKLIMA)**

	HWR <sub>gK</sub>	PER <sub>gK</sub>	CO <sub>2</sub> gK	g <sub>oee</sub>
A++				
A+				
A				
B				
C				
D		D		
E				E
F				
G		G	G	

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