



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

Eichelhofstraße 2B | 1190 Wien

## 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

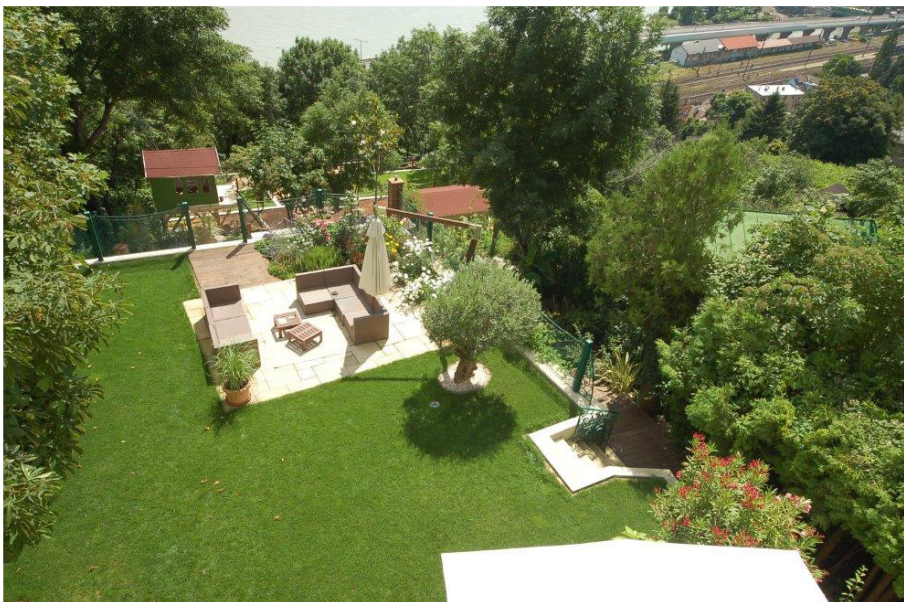


# Photos

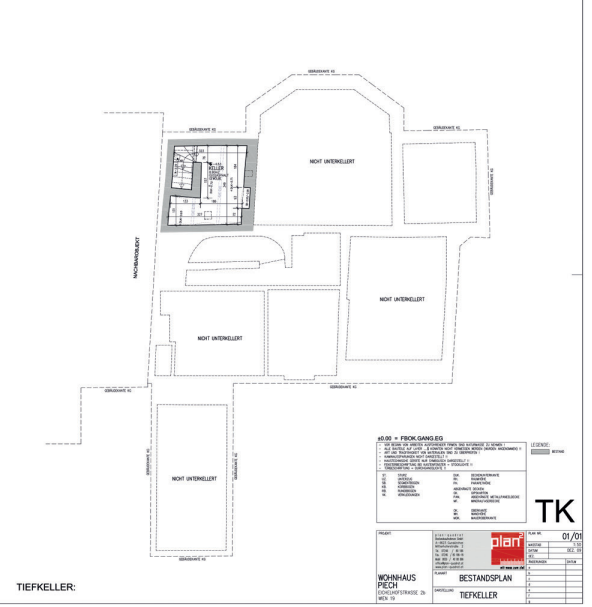
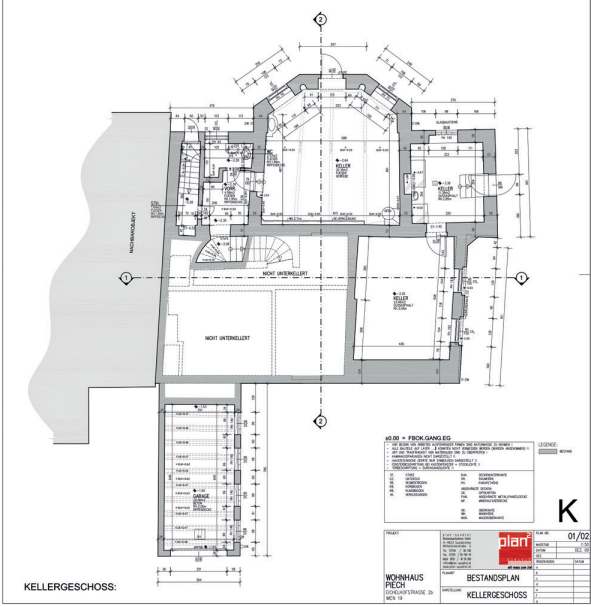
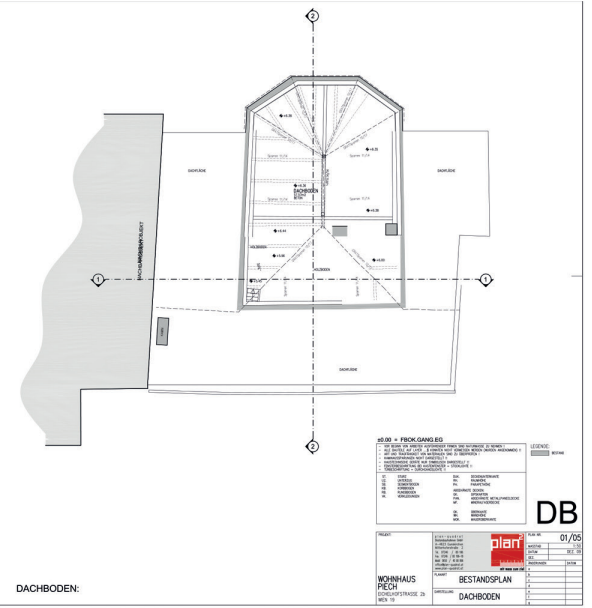
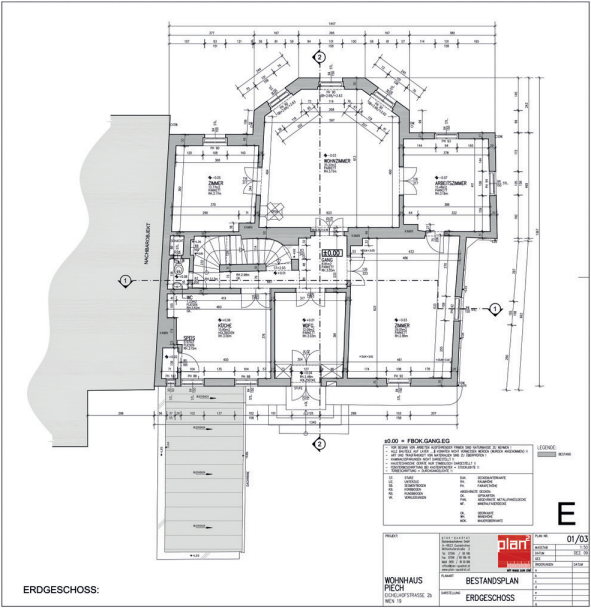




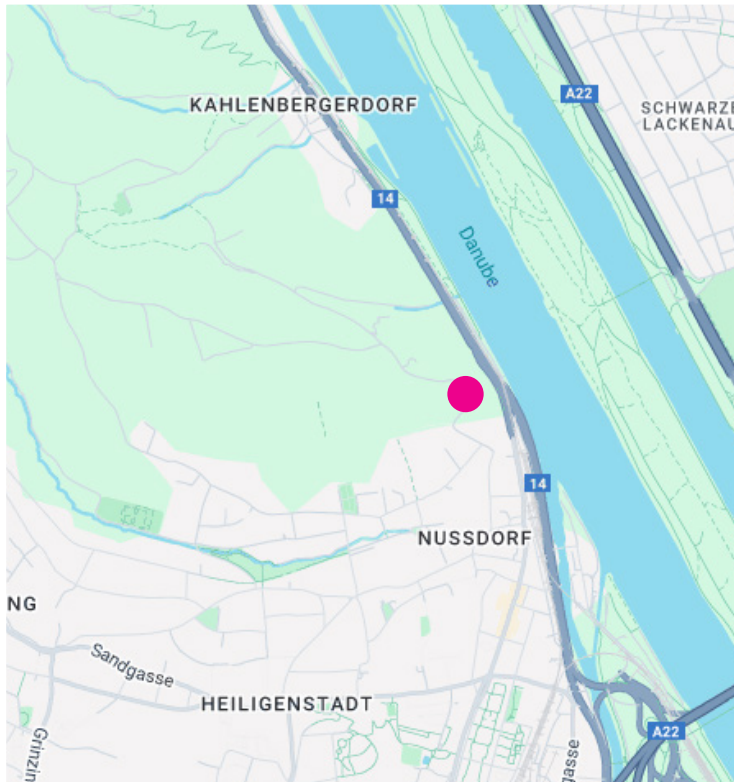
# Photos



# Floor Plan



# Site Map



# Energy Pass

**Energieausweis für Wohngebäude**
  
**OIB**
ÖSTERREICHISCHE  
INSTITUT FÜR BAUTECHNIK

**ecotech**
  
Wien

**BEZEICHNUNG**
1190 Wien, Eichelhofstrasse 2B

Gebäude(-teil)
Wohnen

Nutzungsprofil
Mehrfamilienhäuser

Straße
Eichelhofstrasse 2B

PLZ/Ort
1190
Wien-Döbling

Grundstücksnr.
lt. Grundbuch

Baujahr

Letzte Veränderung
2011

Katastralgemeinde
Neustift am Walde

KG-Nr.
1506

Seehöhe
286 m

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

|     | HWB <sub>SK</sub> | PEB <sub>SK</sub> | CO <sub>2</sub> SK | ƒ <sub>GEE</sub> |
|-----|-------------------|-------------------|--------------------|------------------|
| A++ |                   |                   |                    |                  |
| A+  |                   |                   |                    |                  |
| A   |                   |                   |                    |                  |
| B   |                   |                   |                    |                  |
| C   |                   |                   |                    |                  |
| D   |                   |                   |                    |                  |
| E   |                   |                   |                    |                  |
| F   |                   |                   |                    |                  |
| G   |                   |                   |                    |                  |

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Contact

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