

## Exclusive historical villa in Strebersdorf - first occupancy after extensive renovation

**Located near:** Schulbrüder De La Salle



**Object Nr.:** 27152  
**Purchase:** For sale  
**Type:** Hauses/Mansions  
**Property type:** House

**Bundesland:** Vienna  
**District:** Wien 21.,Floridsdorf  
**ZIP / City:** 1210 Wien

**Rooms:** 5+  
**Bathrooms:** 2  
**Purchase price:** EUR 1690000.00  
**Living space:** 170.00 m<sup>2</sup>  
**Heating requirements:** B - 33.2 kWh / m<sup>2</sup> \* a  
**Gesamtenenergieeffizienzf:** A - 0.76

**Date of Expiry:** 04/2034  
**Optionen:** Old building

**Purchase price** EUR 1,690,000.00

**Commission** 3% of purchase price plus 20% VAT

### Contact



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## Description

### Exclusive historical villa in Strebersdorf - first occupancy after extensive renovation

A magnificent historical villa is for sale in a prime location in the northern part of Strebersdorf in the 21st district, at the foot of the Bisamberg and right next to the renowned private school De La Salle (Schulbrüder). This villa impresses with its combination of historical charm and modern comfort and is about to undergo extensive refurbishment.

#### Highlights of the villa:

- **Complete refurbishment:** all electrical wiring, water and plumbing has been renewed. The gas was removed and replaced by a high-quality air heat pump, which provides both heating and hot water.
- **Preservation of historical elements:** The original old Viennese doors and the restored parquet flooring give the house its historic character.
- **Modern sanitary facilities:** All bathrooms and WC facilities have been completely modernized and refitted.
- **Energy-efficient windows:** New triple-glazed windows offer excellent sound insulation and energy efficiency.
- **Facade insulation:** The facade has been fully insulated in accordance with current standards. The floor of the roof has also been insulated to meet the latest energy standards.
- **Room height:** All rooms boast a generous room height of 3 meters.

#### Room layout:

##### First floor:

- Entrance hall and spacious vestibule with access to the southwest-facing terrace
- Spacious living room with dining area and double doors
- Separate large kitchen with double door
- Bathroom with shower and bathtub
- Guest toilet

##### Second floor:

- Three bedrooms
- Bathroom with shower, WC and double washbasin
- Second separate WC
- Laundry room

##### Basement:

- Spacious entrance hall
- Four rooms of different sizes

##### Equipment:

- Solid brick construction with fully insulated facade
- Underfloor heating in the entrance area, anterooms and all bathrooms
- Prepared external venetian blind shading
- High-quality floor coverings made of porcelain stoneware or hardwood parquet
- Triple glazing on all windows
- Exclusive sanitary fittings
- High-quality fittings

##### Infrastructure:

- Shopping center Center21 only 1.2 km away
- High-quality educational institutions such as the De La Salle School Strebersdorf and other schools nearby
- Strebersdorf sports center, Kreuzenstein dance school, Vienna Tuttendörfl golf club and tennis court in the immediate vicinity
- Cycle paths through nearby vineyards
- Strebersdorf family pool
- Wine taverns, wineries, wine taverns and inns within walking distance
- Streetcar and bus stops within walking distance
- The city center (Stephansplatz) is around 13 km away and is easily accessible by public transport as well as by car

I am at your disposal for viewings and further information!

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