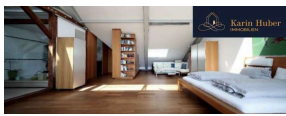
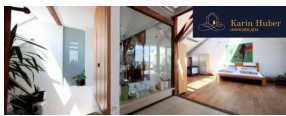
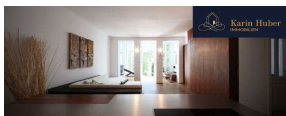




Karin Huber
IMMOBILIEN

Timeless Elegance: Historic Villa in Prime Klosterneuburg

Haus in 3400 Klosterneuburg



Property

no.:

3183

Rent:

€ 4,192.27

€ 335.00

€ 4,980.00

Operation costs net:

Total rent:

Details

Adress:

AUT-3400

Klosterneuburg

Living ca 400 sqm

space: **Patio area:**

ca 50 sqm **Area:**

ca 1399 sqm

Room: 9

Bath- 3

rooms: **WC:**

3

Obtain- sofort

able from: **Year of**
construc-

tion:

1870

Category:

Haus

Equipment

Ausrichtung Balkon Terrasse:

Süd Südost Südwest

Bad: Dusche Fenster Wanne

Befeuerung: Gas

Boden: Fliesen Parkett

Gäste WC, Heizungsart:

Fußboden

Kamin, Küche: Offen

Stellplatzart: Freiplatz

Your contact person



Karin Huber

Mobile phone

+36 64 3881686

E-mail

karin.huber@huberreal.at

Description

This stunning historic building instantly captures your attention with its beauty and solid construction. From the terrace, you'll enjoy breathtaking views of Kahlenberg and the city of Vienna—an inspiring sight every day. This home offers a wonderful connection to nature, perfect for unwinding and spending quality time with family. As you step inside, you'll appreciate the high-quality finishes that make this house truly special.

Surrounded by a lush garden filled with trees and vibrant bushes, the property features a beautiful swimming pool, providing a serene escape while ensuring your family's privacy.

Perfect for Families and Professionals

This home is ideal for larger families, with spacious living areas spread over two floors. There's plenty of room for everyone to relax and enjoy their own space. The garden level even includes a separate area that can be used as an office, making it convenient for parents who work from home. With three levels and a total of 400 m² of living space, you'll find generous terrace areas to enjoy together.

Room Layout:

First Living Level:

- Welcoming entrance hall
- Open kitchen-diner with a 60 m² terrace and direct access to the garden —perfect for family gatherings
- Three cozy rooms
- Full bathroom
- Separate toilet

Second Living Level:

- Elegant entrance
- Living room with a bay window and a warm open fireplace for family nights
- Spacious kitchen-diner with an adjoining dining room and a balcony overlooking the garden
- Guest room with an en-suite bathroom for visiting family or friends
- Separate toilet

Attic:

- Large master bedroom with a wardrobe
- Bright living area that's great for play or relaxation
- Bathroom with a sauna/sanarium for some well-deserved pampering
- Separate toilet
- Expansive terrace with stunning views

Special Features:

- Beautifully designed interior that feels like home
- Well-maintained oak parquet floors for a warm feel
- Traditional Viennese box windows adding charm
- Original French doors that enhance the character
- High ceilings for a spacious atmosphere
- Perfect for combining family living and work needs
- Quiet yet conveniently located

Family-Friendly Location

This property is in a fantastic location, offering a blend of comfortable living and a beautiful environment. With excellent transport links, including bus and train services, you can reach Vienna's city center in just 15 minutes by car. Plus, everything you need for daily life—doctors, pharmacies, schools, kindergartens, supermarkets, and bakeries—is close by. The nearby vine-

yards and cozy wine taverns offer delightful culinary experiences, perfect for family outings.

Don't Miss Out

This is a unique opportunity to make this beautiful house your home. We invite you to schedule a viewing today—your family's dream home is waiting for you! Come and explore this wonderful gem in Klosterneuburg and see how it can fit your family's lifestyle.

Request for this Property (Elegantes Altbaujuwel in Top Lage von Klosterneuburg - Haus in 3400 Klosterneuburg)

Marked with a * are required fields.

Personal details

First name

Surname * (Required field)

Phone

Email * (Required field)

Your request * (Required field)

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