



## Representative property with view to the monastery

Haus in 3400 Klosterneuburg



## Property

no.:

2764

**Erfolgreich**

**vermittelt!:** **Details**

**Adress:**

AUT-3400

Klosterneuburg

**Living**

**space:**

ca 209.39 sqm

ca 120 sqm

**Patio area:**

**Balcony**

**space:**

ca 10.25 sqm      **Area:**  
ca 1070 sqm  
**Room:**      7  
**Bath-**      3  
**rooms:**      **WC:**  
4  
3      **Loggia:**

**Year of**      2018  
**construc-**      **Category:**  
**tion:**      Haus

## Equipment

Ausrichtung Balkon Terrasse:  
Ost Süd Südwest  
Bad: Dusche Fenster Wanne  
Bauweise: Massiv  
Befeuerung: Luftwp  
Boden: Parkett Stein  
Dv Verkabelung, Gäste WC,  
Heizungsart: Fußboden  
Kabel Sat Tv, Kabelkanale,  
Kamin, Küche: Offen  
Sicherheitstechnik: Alarman-  
lage  
Stellplatzart: Garage

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## Your contact person



**Karin Huber**

**Mobile phone**

+43 664 3881686

**E-mail**

[karin.huber@huberreal.at](mailto:karin.huber@huberreal.at)

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## Description

For sale this unique property in the Sachsendviertel, the most desirable residential area in Klosterneuburg, consisting of the main house and adjoining guest house, which was built in 1911. The family villa has been extensively renovated in recent years and is in perfect condition. The adjoining house, which is connected by a door inside the house, consists of 2 residential units each with 85 m<sup>2</sup> WFL.

The dignified main house with 476 m<sup>2</sup> of living space is fully built (cellar) and extends over two levels of living. It was renovated very high quality, all pipes and pipes have been renewed. An unseen garden gives this property a dreamlike ambience with feel-good character.

Ground floor: light-flooded entrance area with cloakroom large study Sauna with shower Hall, guest toilet Kitchen with the most modern appliances and a comfortable seating area sunlit living room with open fireplace cozy bar area with a seating area sunlit dining room with exit to the beautiful garden

Staircase to the upper floor 2 large bedrooms with open fireplace spacious dressing room large bathroom with whirlpool, shower, double sink and toilet cozy winter garden, which can also be converted into a bedroom

Basement: Guest room with WC Storage, technical and boiler rooms The house can be sold furnished. The price is negotiable.

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## Request for this Property (Stylische Familienvilla in ruhiger Wohnlage - 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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