



2 ROOM APARTMENT, 2340 MÖDLING

## Cosy 2-room flat with forest view in Mödling

Object number: FREW2

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The flat with the postcard view of picturesque natural landscapes with rocks, pines and historic buildings. In the traces of Beethoven and Co, you can start your walk directly in front of the house.

|                          |                     |
|--------------------------|---------------------|
| <b>Period</b>            | 15/04/ - 15/05/2026 |
| <b>Number of persons</b> | 2                   |
| <b>Total incl. VAT.</b>  | € 1.988,90          |
| <b>Security deposit</b>  | € 1.500,00          |



### Living space

53m<sup>2</sup>



### Maximum occupancy

2 Persons



### Complete accommodation <sup>?</sup>

1 Private bathroom 1 Separated bedroom 1 Living-Sleepingroom



### Ground floor



### Check-in

08:00 - 23:00 Clock



### Check-out

08:00 - 20:00 Clock

## Sleeping options

### Sleeping room



1x Double bed (1,40 m x 2 m)

### Living & Sleeping



1x Sofa bed (2 persons)

## Descripton of accommodation

The newly renovated old building flat is located on the ground floor of a typical "Vienna Woods Villa" and therefore also has the characteristic small wooden balcony, from which one looks directly into a pine forest. You enter the flat via a central staircase, opposite the flat's entrance door you will find the washing machine and dryer in a separate storage room. The bright and modernly equipped eat-in kitchen leads via a double door into the second living room, where there are wardrobes, a sofa bed, a TV and radio system as well as decorative accessories such as pictures, carpet, curtains etc.. Via a few steps and an original archway, you enter a small but fully glazed veranda room, which offers a magnificent view of the picturesque surroundings. Here you will find a double bed, a desk and small cupboards, as well as an opaque curtain for optimal darkening of the room. From the kitchen, a discreet door leads into a newly created bathroom with spacious shower, WC and washbasin, as well as a towel dryer.

## Equipment & Features



### Basic equipment

- Balcony
- Music system/docking station
- Community washing machine
- Bedclothes
- Private toilet
- Iron & ironing board
- Hairdryer
- Internet/Wifi
- TV
- Community dryer
- Towels
- Vacuum cleaner
- Cleaning utensils



### Fireplace

- Charcoal grill



### First supply

- Toilet paper
- Soap
- Fridge filling on request
- shampoo
- Nespresso capsules



### Kitchen

- Private kitchen
- Glasses/Tableware
- Dishwasher
- Cooking utensils
- Espresso machine


## Informations

- Suitable for children
- Free short-term parking zone
- Pets on request
- Bicycle room free of charge
- Smoking not allowed
- Desk/Workplace
- Regular cleaning at extra cost

## Picture gallery



## Infrastructure

 Busstation in 4 minutes, railwaystation in 10 minutes

Public bus to the train station in 4 minutes, train station in 10 minutes or 8 minutes by bike (parking available). Car parking 3 minutes in front of the house, car parking available at the station. Shopping facilities and pharmacy within a radius of 5- 10 minutes by car or bicycle, restaurants, bars in the old town of Mödling in 5-10 minutes. Shoppingcity, Bauhaus etc. in 20 minutes.

## Location

