

3 ROOM APARTMENT, 9020 KLAGENFURT

3 room ground floor flat Klagenfurt: large garden + close to the lake

Object number: SFTL1

View and rent online

Location: sunny and quiet location Klagenfurt SEENÄHE Nearby: Lake, Spar, Interspar, Hofer, Billa, doctor, football stadium, sports arena, Sattnitz river, nature, café Living/usable area approx.: 77 m² plus approx. 20.00m² covered south-facing terrace

Period	09/12/2025 - 09/01/2026
Number of persons	2
Total incl. VAT. Security deposit	€ 2.028,40 € 1.500,00

	Living space		Ground floor	
	77m²		Elevator available	
(88)	Maximum occupancy	<u>-</u>	Check-in	
	3 Persons		10:00 - 18:00 Clock	
	Complete accommodation ②	$\;\; \; \; \bigoplus \;\; \; \; \; \; \; \; \; \; \; \; \; \; \; \;$	Check-out	
	1 Private bathroom 1 Separated bedroom 1 Living-Sleepingroom		08:00 - 12:00 Clock	
Sleeping	options			
	Sleeping room			
	1x Double bed (1,80 m x 2 m)			
	Living and sleeping			
	1x Sofa bed (1 person)			

Descripiton of accommodation

New, beautiful, sun-flooded, quiet and barrier-free 3-room corner garden flat in Waidmannsdorf in Lodengasse with approx. 77.15m² living space plus approx. 20.00m² covered south-facing terrace and approx. 230m² XXL corner garden with a wonderful view of the countryside with the following room layout.

Entrance hall/hallway (9,55m²),

- 1 large living/dining room with open-plan kitchen (32.06m²) with covered south-facing terrace (20.00m²) and XXL private garden,
- 1 dining room (1,68m²), 1 master bedroom (12,75m²),
- 1 study (11,73m²),
- 1 bathroom with bathtub and shower function and window (5.56m²),
- 1 WC with laundry area (3.82m²).

Features & highlights: Barrier-free corner garden flat, beautiful parquet floors, 2 electric awnings on the terrace, electric blinds and venetian blinds incl. insect screens, underfloor heating only in the bathroom, bathroom with window, beautiful kitchen.

Parking spaces: 1 carport parking space with storage room P 53 (optional)

Rooms: 3 plus approx. 20.00m² south-facing terrace and approx. 230m² XXL private garden.

Floors: Beautiful parquet and tiled floors.

Equipment & Features

Basic equipment

- Terrace
- TV
- Bedclothes
- Private toilet
- Vacuum cleaner
- Cleaning utensils

- Garden
- Private washing machine
- Towels
- Garage
- Iron & ironing board

Fireplace

Charcoal grill

First supply

Toilet paper

Soap

Kitchen

- Private kitchen
- Espresso machine
- Microwave

- Glasses/Tableware
- Dishwasher

Informations

- Suitable for children
- Pets on request
- Bicycle room free of charge

- Desk/Workplace
- Regular cleaning at extra cost

Additional services

• 1x Trekkingbike (€ 30,00)

• 1x storage possibility with roof (€ 50,00)

All prices are gross per month - billing is done directly with the lessor.

Picture gallery

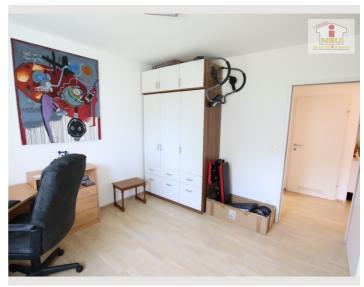








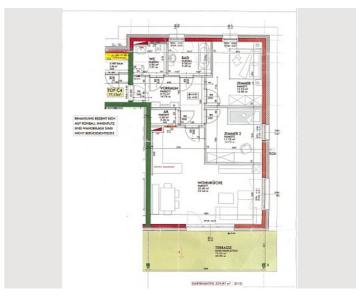




















Infrastructure

⊕ 50 m

野 50 m

3,5 km

2 km

4 km

All shops within 50 m walking distance.

Doctor, cafe 10 metres away.

10 minutes by bike to the lake. 5 minutes by car.

Location

