



HOUSE, 2500 BADEN

## Single-family house with garden oasis in spa town, close to the center

Object number: NUZZ1

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This dreamlike, furnished residence offers you the perfect opportunity for a relaxing stay in the spa town of Baden.

<b>Period</b>	03/04/ - 03/05/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 2.124,14
Security deposit	€ 1.500,00

**Living space**

100m<sup>2</sup>

**Maximum occupancy**

5 Persons

**Complete accommodation** 

1 Private bathroom 2 Separated bedrooms 1 Living-Sleepingroom

**2. floor****Check-in**

12:00 - 17:00 Clock

**Check-out**

08:00 - 12:00 Clock

## Sleeping options

### Bedroom 1



1x Double bed (1,80 m x 2 m)

### Bedroom 2



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

### Living & Sleeping



1x Sofa bed (1 person)

## Descripton of accommodation

With a generous living space of approximately 100 m<sup>2</sup> on a 500 m<sup>2</sup> plot, the property is located in a quiet residential area, ideal for those looking to escape everyday life.

### Property Description:

The house spans two floors and features a fully equipped kitchen, including a coffee machine. On the ground floor, you will find the kitchen and a spacious living-dining room with a sofa bed, perfect for cozy evenings or social gatherings. The upper floor hosts two bedrooms with a double bed. Additionally, there is a room with a desk, perfect for a home office. The bathroom and an impressive 24 m<sup>2</sup> terrace with a beautiful green view and a sight of the natural surroundings complete the upper floor.

The house is heated by a central gas heating system. A tiled stove in the living room provides additional warmth and coziness.

The front part of the generous garden (approx. 300 m<sup>2</sup>) is available for the tenants to use, ideal for relaxing hours outdoors.

A parking space for your vehicle is available in the front yard facing the street.

## Equipment & Features



### Basic equipment

- Terrace
- Garden
- TV
- Bedclothes
- Private toilet
- Vacuum cleaner
- Cleaning utensils
- Roof-terrace
- Garden sharing
- Private washing machine
- Towels
- Private parking space
- Iron & ironing board
- Hairdryer



### Fireplace

- Tiled stove



### First supply

- Toilet paper
- Nespresso capsules



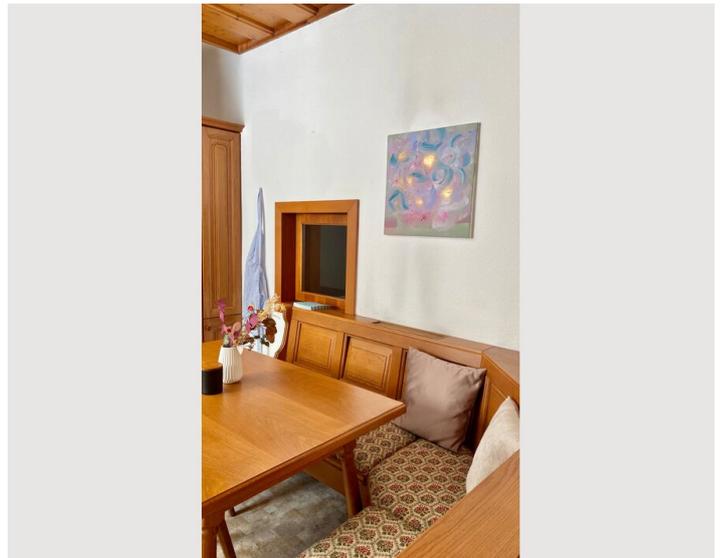
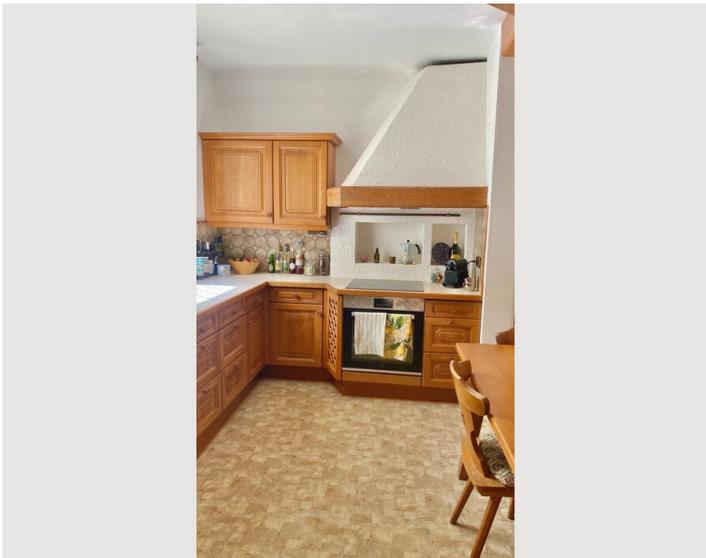
### Kitchen

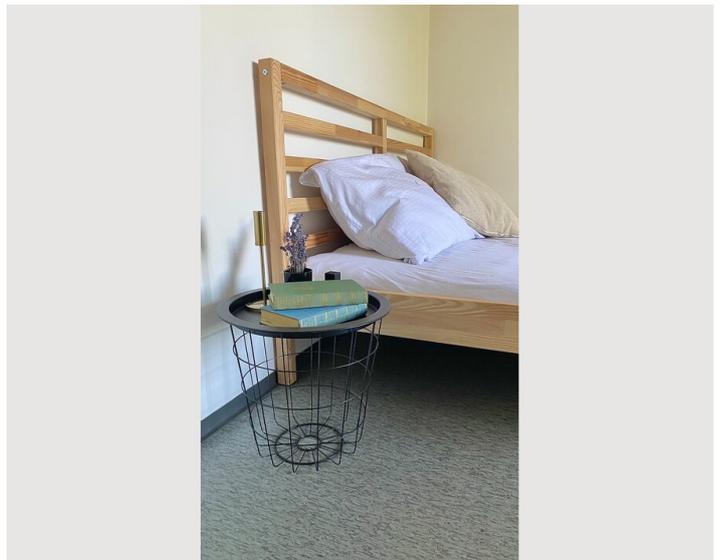
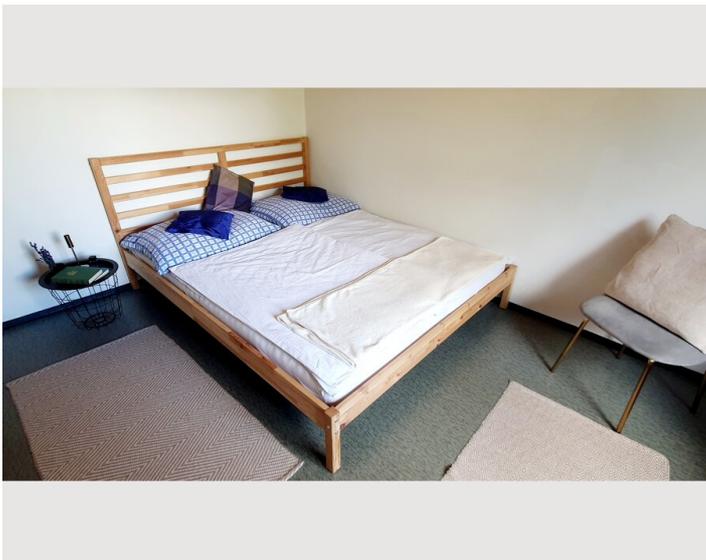
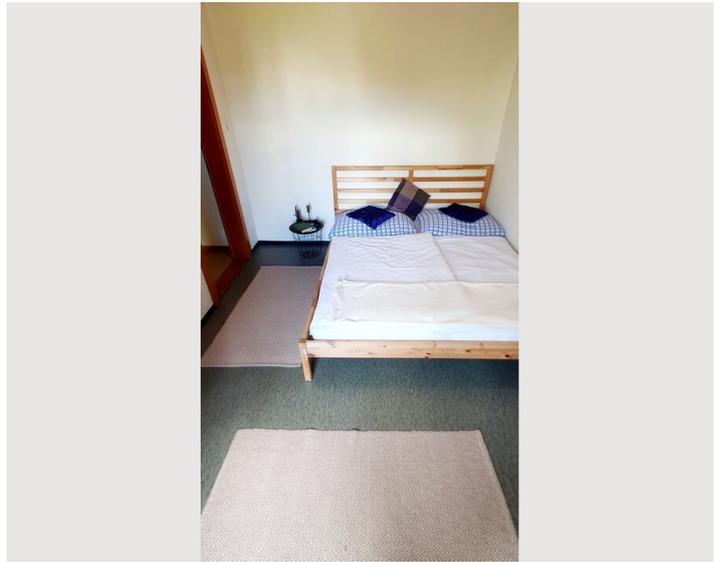
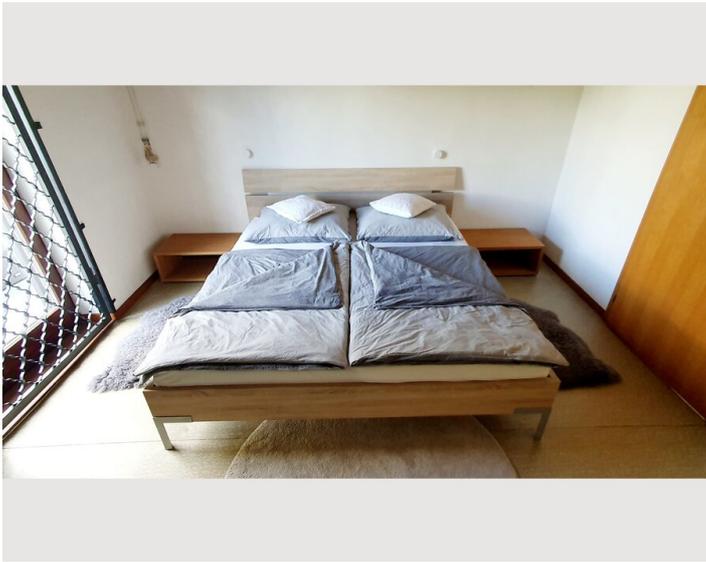
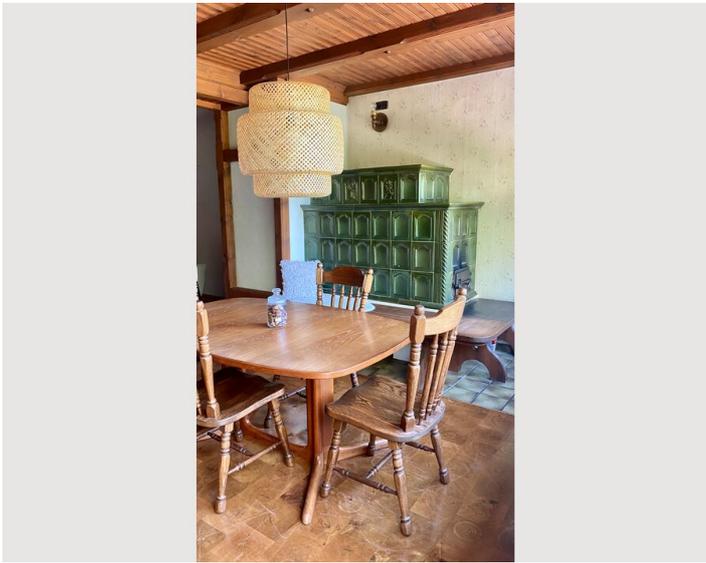
- Private kitchen
- Glasses/Tableware
- Dishwasher
- Cooking utensils
- Espresso machine

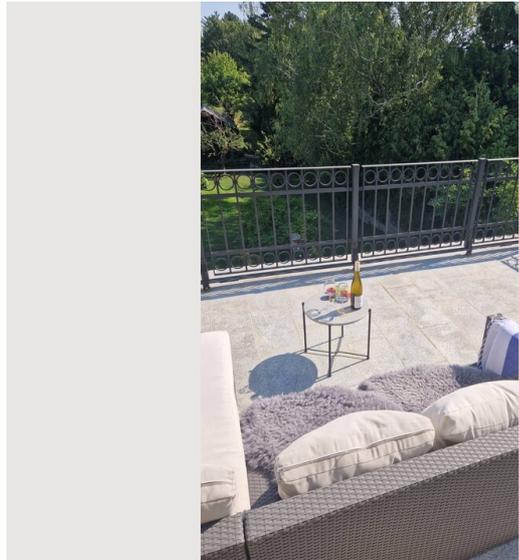
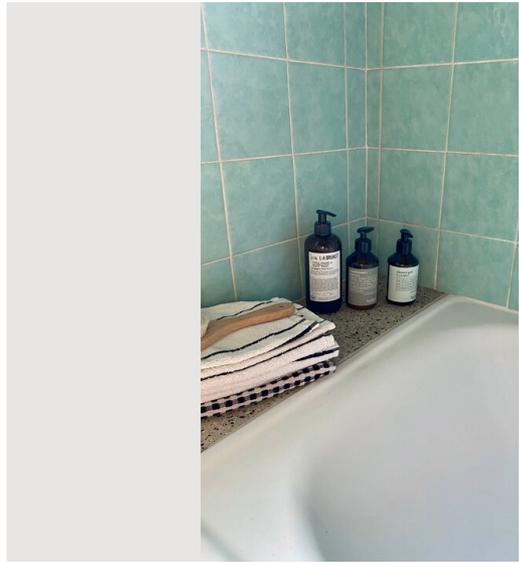
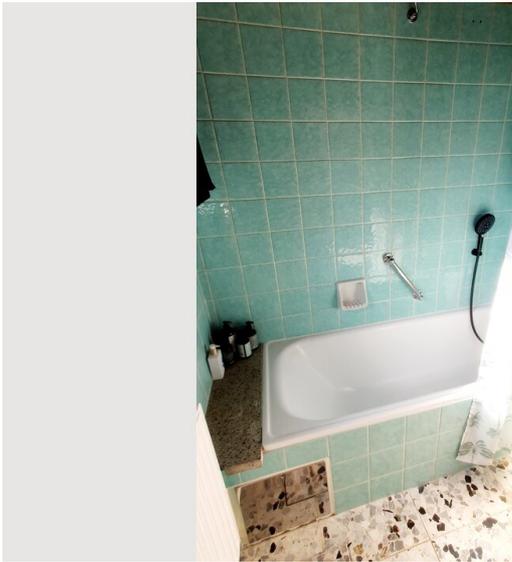
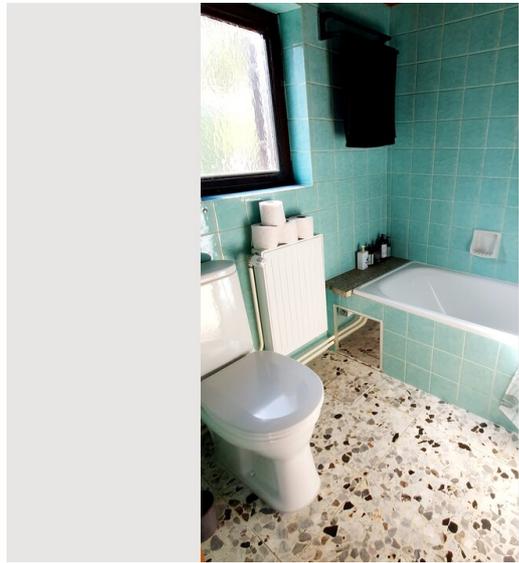
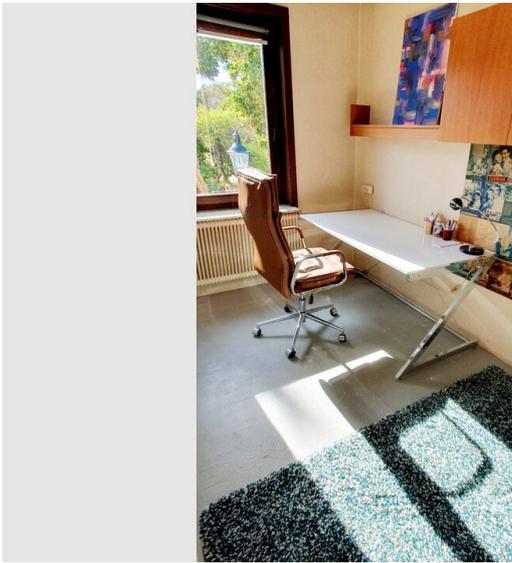
## Informations

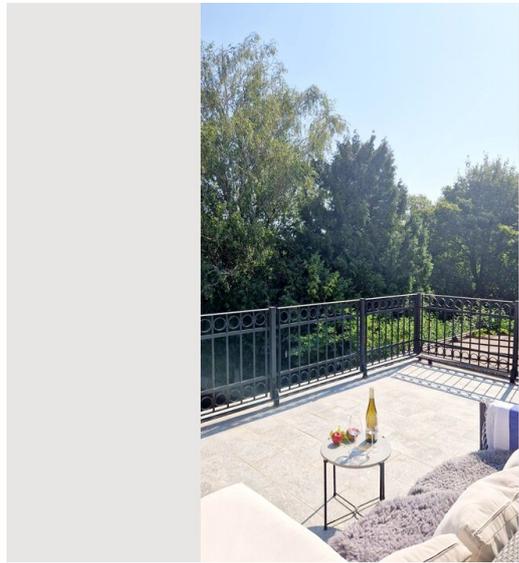
- Suitable for construction workers
- Smoking not allowed
- Desk/Workplace
- Pets on request
- Suitable for children
- Short-term parking zone subject to a charge
- Private entrance

## Picture gallery









## Infrastructure

 1 Min Walk

 35 by Car

 15 MinWalk / 3 minutes by bike

 5 Min Walk/ 1 Minute by bike

 15 Walk / 3 minutes by bike

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Baden offers excellent infrastructure and is known for its stylish pedestrian zone with numerous renowned shops and restaurants. The good connections to bus and train services (ÖBB-Südbahn, Badner-Bahn) as well as the proximity to the motorway (A2) make Baden an ideal starting point.

The city offers a variety of leisure activities:

Visit one of the many well-known wine taverns, enjoy the numerous excursion and hiking opportunities, or be captivated by the diverse cultural program. Baden is famous beyond its city limits for its spa facilities and lifestyle amenities such as the casino and the Roman baths.

In the immediate vicinity, there are numerous local suppliers, schools, kindergartens, and various medical facilities. The Baden train station is within walking distance and offers a quick connection to Vienna and Wiener Neustadt. By car, you can reach the Südautobahn A2 in a few minutes, the outskirts of Vienna in about 30 minutes, and Vienna Schwechat Airport in about 35 minutes.

## Location

