

HOUSE, 3400 KLOSTERNEUBURG

## Charming detached house with garden

Object number: LQSJ1

[View and rent online](#)

<b>Period</b>	26/07/ - 26/08/2025
<b>Number of persons</b>	2
<b>Total</b> incl. VAT.	€ 4.650,72
Security deposit	€ 3.400,00

A beautiful detached house with a spacious garden is available to rent from January 2026. Ideal for a short-term rental of 3 to 4 months (option up to 6 months). Enjoy peace and privacy in a well-kept, modern home.



### Living space

170m<sup>2</sup>



### Maximum occupancy

8 Persons



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

2 private bathrooms 3 Separated bedrooms 1 Living-Sleepingroom



### 3. floor



### Check-in

06:00 - 23:00 Clock



### Check-out

06:00 - 23:00 Clock

## Sleeping options

### Bedroom 1



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

### Bedroom 2



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

### Bedroom 3



2x Children/baby bed

### Living and sleeping



1x Sofa bed (2 persons)

### Descripton of accommodation

The house has a living space of approx. 170 m<sup>2</sup>, divided into 8 rooms, a bright living room, 3 separate bedrooms, a modern kitchen as well as 2 separate bathrooms and 3 toilets on 3 floors.

The spacious garden of approx. 750 m<sup>2</sup> and the wonderful roof terrace invite you to relax and linger and offer space for cozy evenings with friends.

## Equipment & Features



### Basic equipment

- Terrace
- Garden
- TV
- Bedclothes
- Private toilet
- Vacuum cleaner
- Cleaning utensils
- Roof-terrace
- Internet/Wifi
- Private washing machine
- Towels
- On the road without time limit without any cost
- Iron & ironing board
- Hairdryer



### Fireplace

- Open fireplace



### Pool

- Outdoor Pool



### First supply

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



### Kitchen

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

## Informations

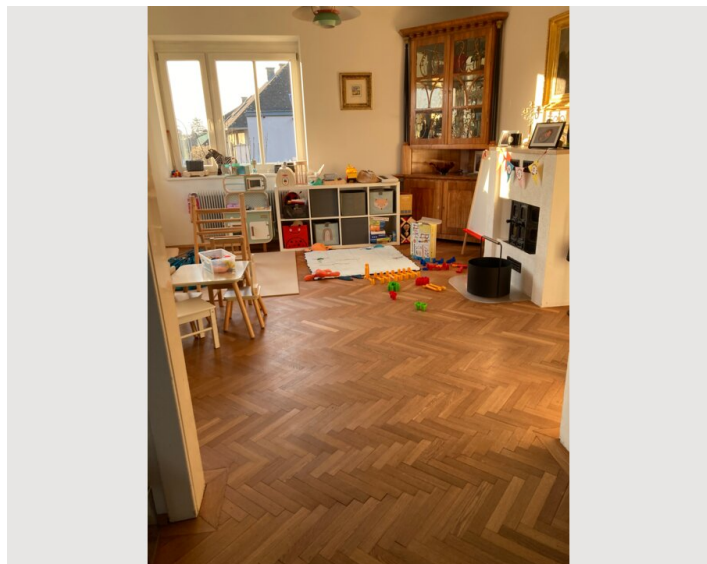
- Suitable for children
- Free short-term parking zone
- Private entrance
- Regular cleaning at extra cost
- Smoking not allowed
- Desk/Workplace
- Pets on request
- Bicycle room free of charge



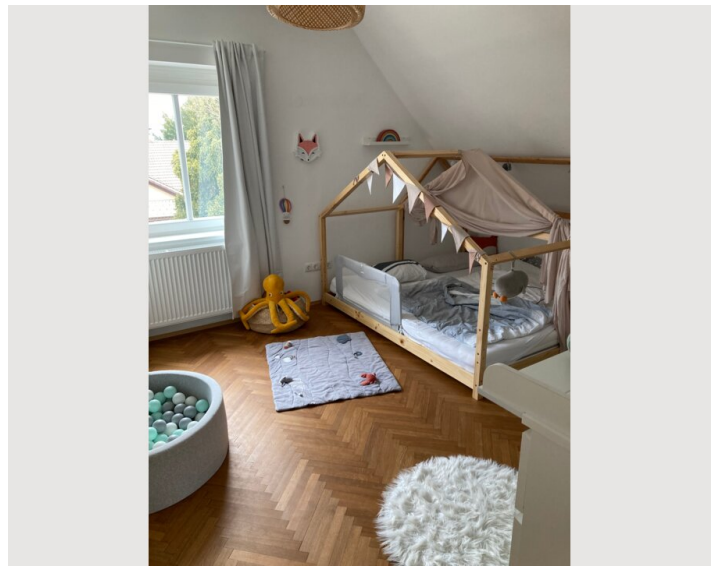
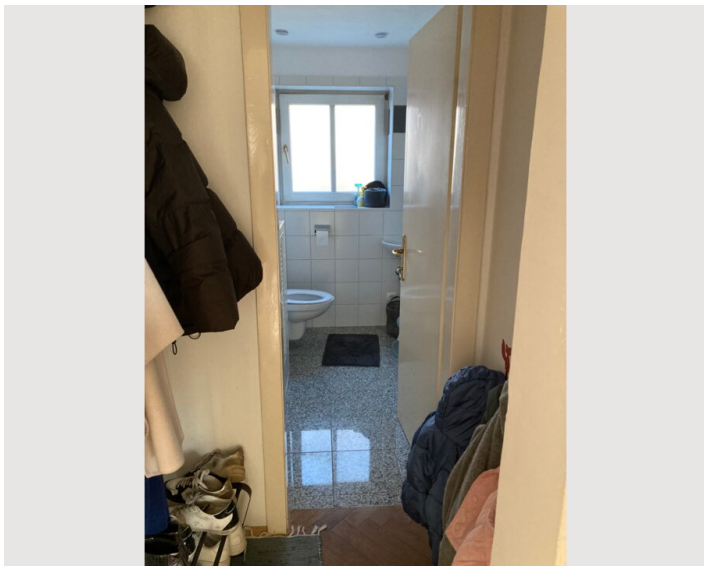
## Additional services

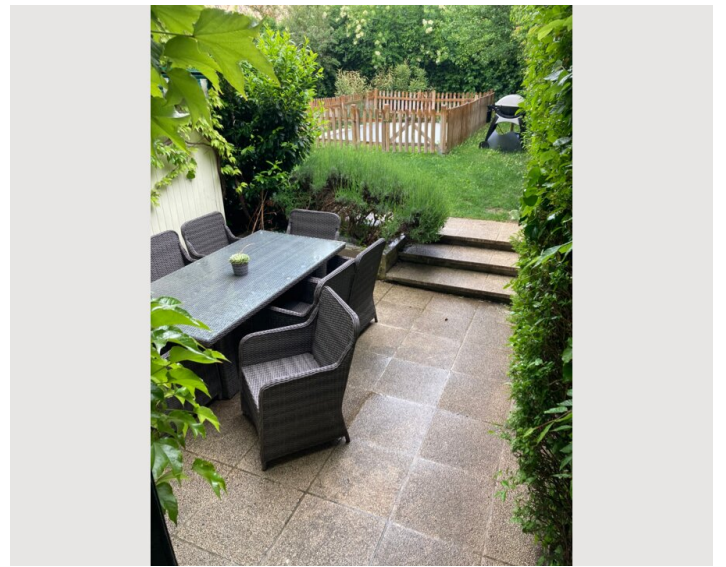
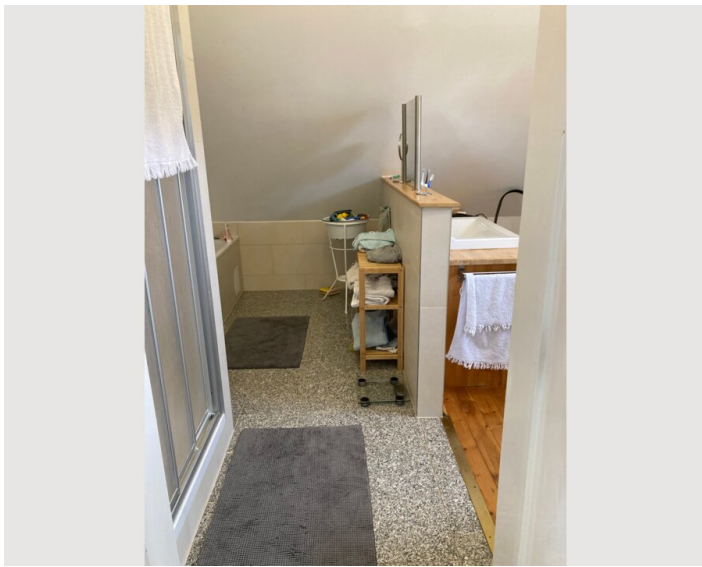
All prices are gross per month - billing is done directly with the lessor.

## Picture gallery









### Infrastructure



Bus, train to Vienna; approx. a 10 minutes' walk away



Billa; 5 minutes on foot



Stores for daily needs, doctors, post office, bank; approx. a 5 minutes' walk away

The house is located in a quiet, idyllic villa area directly in Klosterneuburg (upper town/city center), surrounded by vineyards and yet well connected to the city center (Weidling train station approx. 10 minutes walk away) and various stores, shopping facilities in the immediate vicinity (Billa, pharmacy, post office, tobacconist, doctors, restaurants, etc.).

The S-Bahn or bus (from Weidling station) or car takes you to Vienna city center in just 20 minutes. Ideal for commuters who work in Vienna.



## Location

