



3 ROOM APARTMENT, 8010 GRAZ

## Farfalla Papillon

Object number: #1

[View and rent online](#)

<b>Period</b>	30/01/ - 02/03/2026
<b>Number of persons</b>	2
<b>Total</b> incl. VAT.	€ 1.419,36
Security deposit	€ 1.000,00

This is a granny flat in a spacious detached house on a hillside with a separate entrance, a 30 m<sup>2</sup> sunny terrace and shared use of the 1,500 m<sup>2</sup> garden.



### Living space

78m<sup>2</sup>



### Maximum occupancy

3 Persons



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

1 Private bathroom 1 Separated bedroom 1 Living-Sleepingroom



### Ground floor



### Check-in

12:00 - 18:00 Clock



### Check-out

08:00 - 12:00 Clock

## Sleeping options

### Sleeping room



1x Double bed (2 m x 2 m)

### Living & Sleeping



1x Double bed (1,60 m x 2 m)



1x Sofa bed (2 persons)

## Descripton of accommodation

The flat consists of 1 fully equipped kitchen-living room with sofa bed (19 square metres), 1 bedroom measuring just under 13 square metres with a 2 x 2 metre box spring bed, and 1 lounge measuring 34 square metres with a desk and table football. Use of the sauna is charged separately (3 hours @ EUR 15).

Facing southwest, the terrace offers a sunny place to relax and enjoy breakfast in summer; from 4 p.m. onwards, the beautiful deciduous trees on the neighbouring property prevent the terrace from overheating.

## Equipment & Features



### Basic equipment

- Terrace
  - Internet/Wifi
  - TV
  - Bedclothes
  - Private parking space
  - Iron & ironing board
  - Hairdryer
  - Garden sharing
  - Music system/docking station
  - Private washing machine
  - Towels
  - Vacuum cleaner
  - Cleaning utensils
- 



### Fireplace

- Gas grill
- 



### Wellness

- Sauna
- 



### First supply

- Toilet paper
  - Soap
  - shampoo
  - Fridge filling on request
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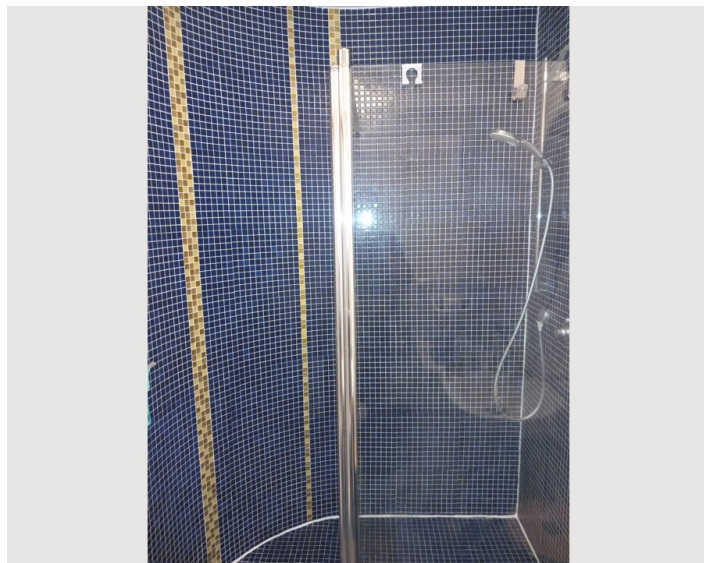
### Kitchen

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

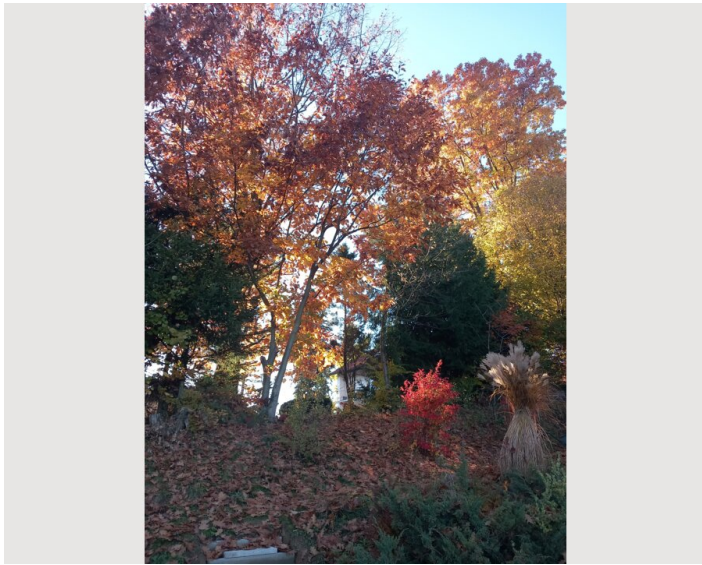
## Informations

- Not suitable for children
- Desk/Workplace
- Pets forbidden
- Bicycle room free of charge
- Smoking not allowed
- Private entrance
- Regular cleaning at extra cost


## Picture gallery









### Infrastructure

 5 minutes walk

 15 minutes by bike or by car

 10 minutes walk

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The LKH and thus the St. Leonhard centre (supermarket, chemist's, pharmacy) can be reached in 10 minutes by bus, in 7 minutes by bike and in 25 minutes on foot.  
Ideal for temporary employees at the LKH.

