



3 ROOM APARTMENT, 8010 GRAZ

## Farfalla Papillon

Object number: #1

[View and rent online](#)

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.

<b>Period</b>	06/12/2025 - 06/01/2026
<b>Number of persons</b>	2
<b>Total</b> incl. VAT.	€ 1.377,03
Security deposit	€ 1.000,00



### 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 and 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



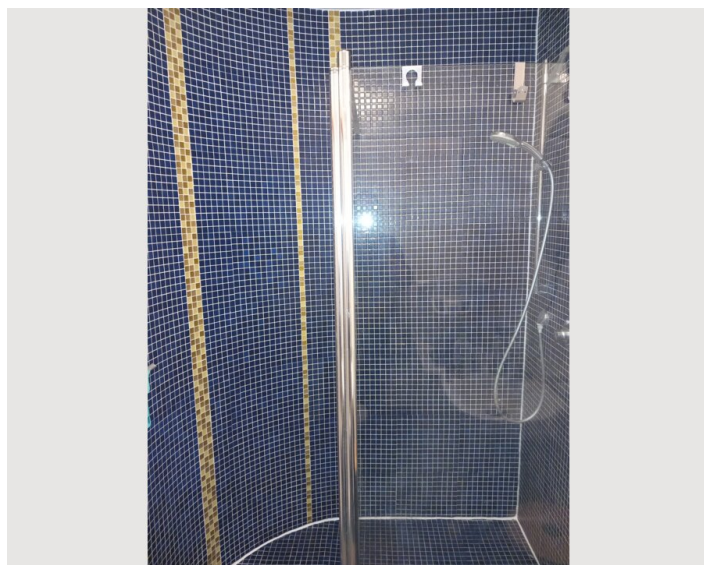
### Kitchen

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

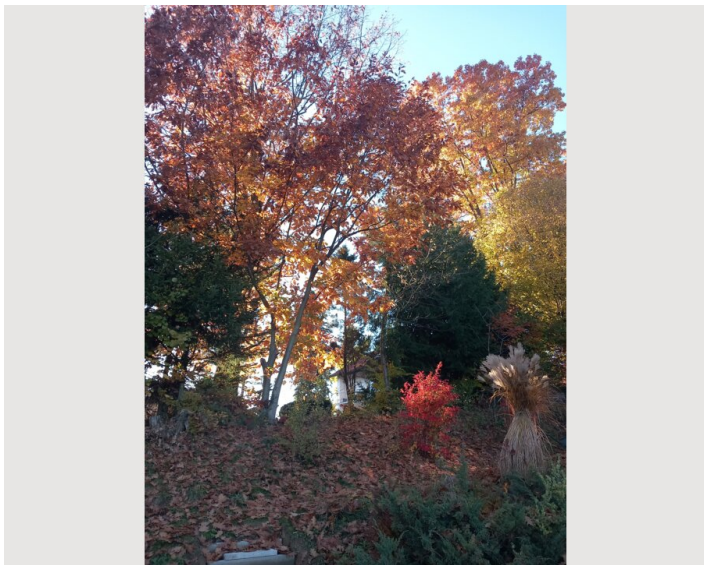
## Informations

- 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

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.

