



2 ROOM APARTMENT, 2351 WIENER NEUDORF

Green and quiet location on the Mödlingbach. High-quality fully equipped 2-room flat with balcony

Object number: Top 3

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High-quality, fully equipped flat with large balcony in the centre of Wiener Neudorf. The location directly on the Mödlingbach in a dead-end street, not far from the monastery grounds, offers plenty of greenery and space for relaxation.

Period	21/12/2025 - 21/01/2026
Number of persons	2
Total incl. VAT.	€ 3.237,62
Security deposit	€ 2.400,00



Living space

72m²



Maximum occupancy

4 Persons



Complete accommodation [?]

1 Private bathroom 2 Shared bedrooms



1. floor



Check-in

12:00 - 21:00 Clock



Check-out

07:00 - 12:00 Clock

Sleeping options

Living and sleeping 1



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

Living and sleeping 2



1x Sofa bed (2 persons)

Descripton of accommodation

In a quiet dead-end street directly on the Mödlingbach, this 19th century carriage house has been lovingly renovated in recent years. The flat in question is located on the 1st floor and is furnished to a high standard: among other things, with oak parquet floors, a modern fully equipped fitted kitchen (Siemens appliances), elegant sanitary rooms finished in natural stone and underfloor heating. The kitchen offers a large historical dining table and merges into a living room with corner sofa (with sleeping function). The windows of these two south-facing rooms offer external blinds for shading. An absolutely quiet bedroom facing the inner courtyard is equipped with a 180 cm wide bed and double wardrobe. The spacious balcony with natural stone slabs faces the private inner courtyard.

A parking space and a bicycle storage room are available in the inner courtyard.

Equipment & Features



Basic equipment

- Balcony
 - TV
 - Bedclothes
 - Private toilet
 - Parking on the road without time limit without any cost
 - Iron & ironing board
 - Hairdryer
 - Internet/Wifi
 - Private washing machine
 - Towels
 - Private parking space
 - Vacuum cleaner
 - Cleaning utensils
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First supply

- Toilet paper
 - Soap
 - Fridge filling on request
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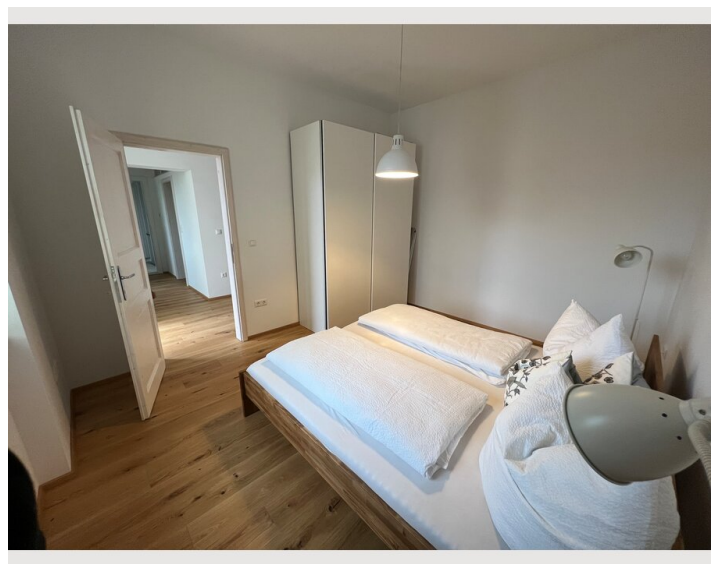
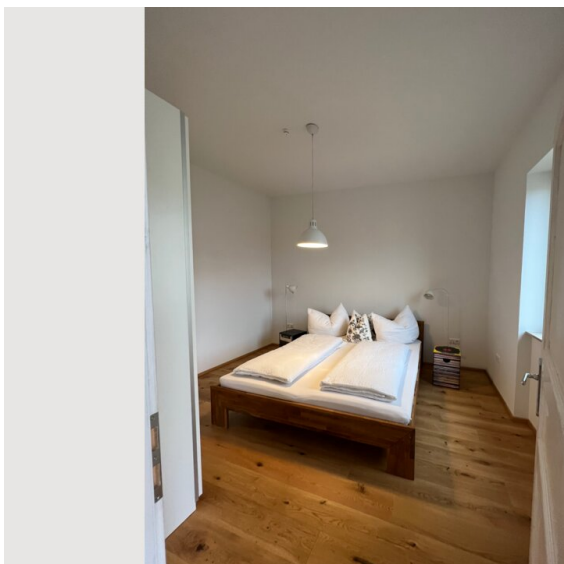
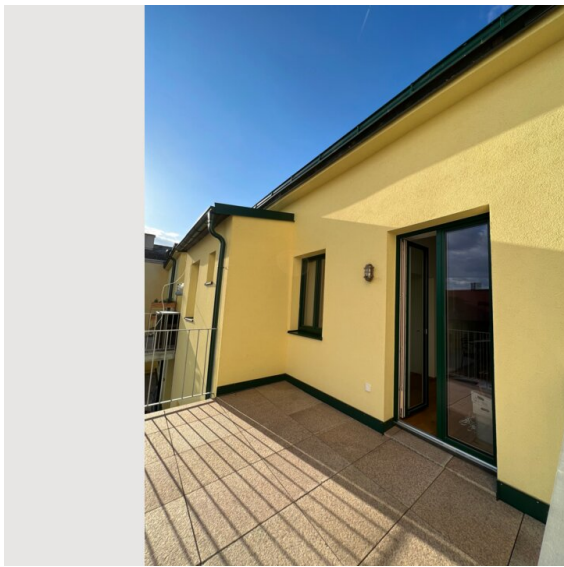
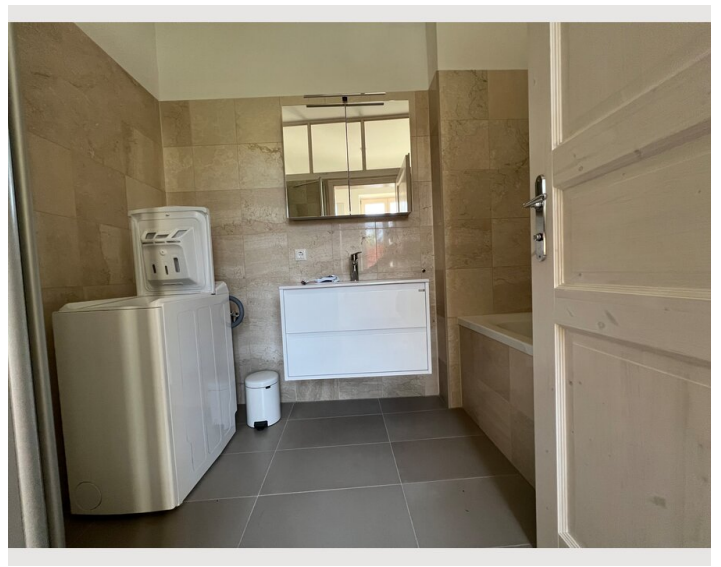
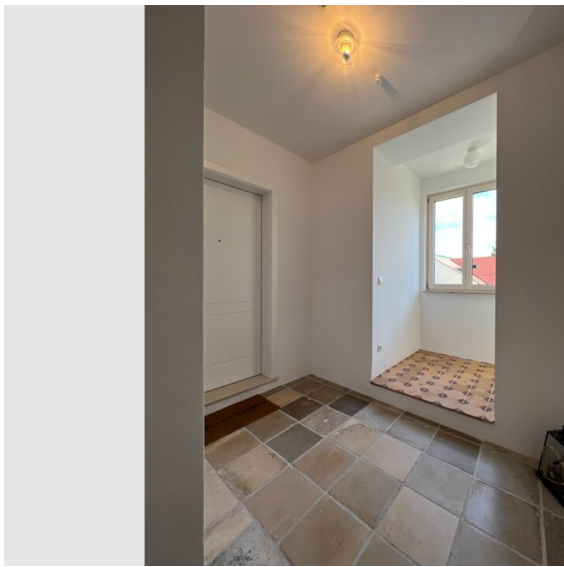
Kitchen

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

Informations

- Smoking not allowed
- Private entrance
- Bicycle room free of charge
- Desk/Workplace
- Pets forbidden

Picture gallery



Infrastructure



Badner Bahn / Bahnhof Mödling

Due to the location in the centre of Wiener Neudorf, the connection to the public transport network, the Badnerbahn, numerous bus connections and - quickly accessible by bike or car - the Mödling railway station is ensured. In the immediate vicinity there are two wine taverns, a microbrewery and a café. A popular cycle and pedestrian path runs directly in front of the building, providing easy access to Mödling's city centre and Laxenburg.

The monastery area a few metres away and the green areas running along the Mödlingbach, the so-called "Waldl", are ideal for sports and leisure activities.

Location

