



# architects house with garden

Object number: ZQWF2

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Flat is composed of 2 levels, souterrain and ground floor, connected by a spiral stair case. Big garden with pond and artificial creek, floor heating with a heat exchange pump. High quality construction elements.

<b>Period</b>	27/05/ - 27/06/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 2.842,05
Security deposit	€ 1.800,00



## Living space

149m<sup>2</sup>



## Maximum occupancy

5 Persons



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

2 Private bathrooms 2 Separated bedrooms 1 Living-Sleepingroom



## 2. floor



## Check-in

14:00 - 18:00 Clock



## Check-out

12:00 - 18:00 Clock

## Sleeping options

### Bedroom 1



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

### Bedroom 2



1x Single bed

### Living & Sleeping



1x Sofa bed (2 persons)

## Descripton of accommodation

Souterrain consists of 2 bedrooms, 1 big bath rooms with bathtub/toilet/shower/bidet, 1 big working room with washing machine and fridge. It is reached via a spiral stair case with the ground floor above. All rooms are approx. 1,5 m below ground level, all rooms receive daylight. The groundfloor is approx. 1,5 m above ground, big windows at the edges of the house from floor to ceiling, flat is extremely light and friendly. House is fully furnished and built with high quality materials. Floor heating by heat exchange pump run from ground water.

### Equipment & Features

#### Basic equipment

- Balcony
- Garden
- Internet/Wifi
- Printer
- Bedclothes
- Private toilet
- Garage
- Iron & ironing board
- Hairdryer
- Terrace
- Garden sharing
- TV
- Private washing machine
- Towels
- Private parking space
- Vacuum cleaner
- Cleaning utensils

#### First supply

- Toilet paper
- Soap
- shampoo

#### Kitchen

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

### Informations

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

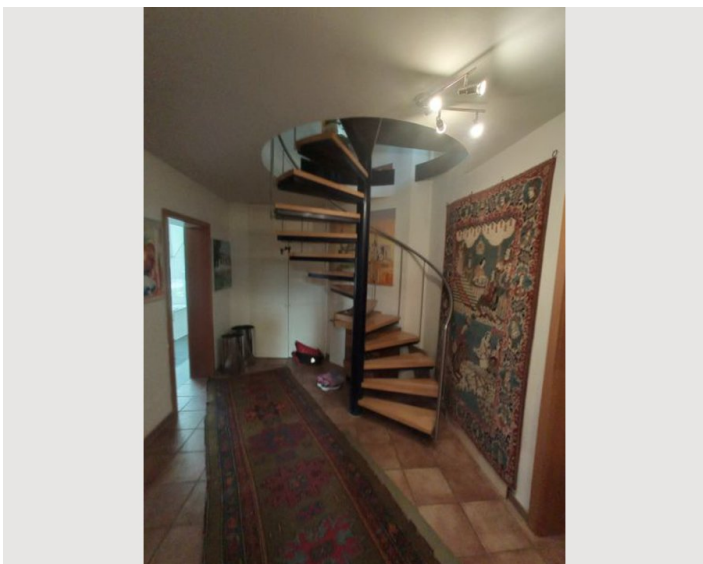
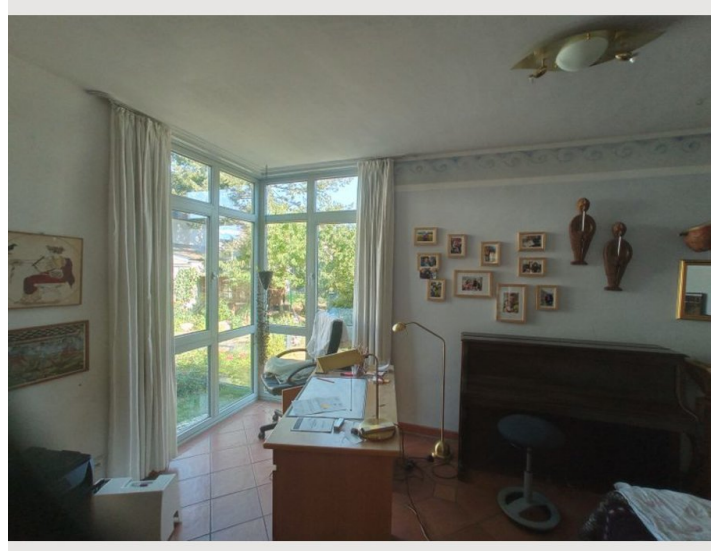
### Additional services

- electricity heat pump, light etc. (€ 285,00)
- water (€ 45,00)
- taxes, waste disposal (€ 145,00)


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

### Picture gallery






## Infrastructure

 300 m, regional transport

 6 km, connected by bus or taxi

 tram station, 800 m, city center

Autobahn connection A3 approx. 1,5 km, Pharmacies, doctors, 2 supermarkets, bike shop, 2 gas stations, fitness club, drugstore, all in walking distance. Direct access to the forest where you can jog, hike, bike and whatever you like to do outdoors. Wahner Heide is an extensive Natural habitat reserve just nearby.

## Location

