

Elegant, classically styled property in Vienna city best area - 2 590 000 €

Wien, AUSTRIA



This elegant, classically styled property, which enjoys a wonderful view over Vienna, lies in a quiet and prestigious residential area, 5 minutes away from the local shopping centre and 3 km from the centre of Hietzing, in the capital's 13th district.

It was built on a landscaped plot of land measuring 918 sqm and benefits from over 320 sqm of living space.

The house comprises the following:

On the ground floor:

• An anteroom with, on the right side, a study/guestroom including bathroom.

• A spacious drawing room/dining room with fireplace and large French windows that open onto a beautiful terrace (complete with barbecue area), from which you can enjoy a panoramic view over Vienna.

• A kitchen with dining area.

• Numerous cupboards/shelves.

On the first floor:

• An impressive master bedroom with separate terrace, a dressing room, and 2 very handsome marble bathrooms, each with shower and bath-tub. The room could very easily be divided into 2 rooms, each with separate bathroom.

On the second floor:

• A very spacious attic room with bathroom and terrace, which could also be used as a studio apartment/office/painter's studio/games room/children's playroom/home cinema!

At garden level:

• 2 rooms/offices with direct access to a sheltered terrace in the garden, a shower room, a separate kitchen. This floor could be used for an au pair girl, as a guestroom, or as an additional children's room.



The residence also comprises a double garage, numerous terraces, and a swimming pool.

The accommodation in this superb classical house is not only very spacious but also remarkably light and airy, even in winter.

The property was built in 2000 using high-grade materials, such as marble in the entrance and in the bathrooms, wooden parquet flooring in the drawing room and in other rooms, and also stone flooring. It features state-of-the-art technology, equipment and fittings (building insulation, heating, windowsâ€¦) and was altogether constructed and finished to a very high specification.

The houseâ€™s truly marvellous garden, its unique view, and its position on a hill turn this property into a veritable oasis of peace and tranquillity, which nevertheless benefits from a fast and easy connection to the centre of Vienna and to all amenities.

Property Type : **Villa**
Surface : **320 m²**
Terrace surf : **918 m²**
Land surf. : **918 m²**
Bedroom(s) : **4**
Bathroom(s) : **4**
Swimming-pool(s) : **1**
Ref. : **AT-00084-12**