



2 ZIMMER WOHNUNG, 8020 GRAZ

## Living in the green area of the city!

Object number: GOES4

[View and rent online](#)

85 sqm apartment in the green belt of the city - live in the countryside and yet so close to the center! 2 bedrooms and a large living and dining room, a private 50sqm large sunny garden and a lot of silence make this apartment something special!

<b>Period</b>	17/04/ - 17/05/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 935,10
<b>Deposit</b>	€ 700,00



### Living space

85m<sup>2</sup>



### Maximum occupancy

4 Persons



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

1 private bathroom 2 Separated bedrooms



### Ground floor



### Check-in

14:00 - 22:00



### Check-out

06:00 - 11:00

## Sleeping options

### Bedroom 1



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



1x Sofa bed (2 persons)

### Bedroom 2



1x Sofa bed (2 persons)

## Descripton of accommodation

85 sqm big Apartment in the green Belt of the city. The niceful Apartment is in the deep parterre, with two seperatly rooms - with a lot of love and emotion, renovated bungalow in the green belt of Graz suburb.

The guest will have a well equipped kitchen, dining and living area (25sqm) and a bathroom and toilet.

Division:

- A friendly living / bedroom (approx 25 sqm) for 3 persons.
- A friendly living / bedroom (approx 15 sqm) for 1 - 2 persons.
- The Guest has a small garden with a lovely arbor overgrown.
- Satellit -TV,
- Well Equipped kitchen with dishwasher and microwave in the deep parterre and a large Dining Area,
- A new bathroom and toilet,
- A Laundry service is also offered.
- Free Parking is available.

Interaction with Guests:

The landlord lives also in this bungalow, but in his own flat. A pleasant experience on the "life" on the sunny terrace at a

cafe or a glass of wine can always be possible in a good mood. Otherwise, the landlord pays on peace and privacy of its guests!

Environment and leisure activities:

Bus stop (going to the city center) only 350m away. Free parking available.

Nearby there are grocery stores, a post office and a tobacconist, also the shopping center "Center West" is within walking distance.

Largest public pool of Styria - the Straßgangerbad - only 20 minutes walking distance

Close to the city and yet in the green - hiking or mountain biking tours to St. Martin or the "Buchkogel" - start from home!

Special attraction: minirailway in 4 min walking distance

Environment and equipment:

Living in the city but also in the nature

Wireless LAN included

Private sunny 50sqm garden with a lovely wine bower

Free parking is available in front of the house

A laundry service is available

Fully equipped kitchen with dishwasher, microwave, oven and ceramic hob

Infrastructure

Arriving by car:

Exit "Graz Webling" 2 minutes from the house

Free parking in front of the house.

Arriving by public transport:

From the house is only 4 minutes to the bus stop

Bus lines 32 and 64 take you in 15 minutes to the city center and run every 7 minutes

Nightlines run on weekends and holidays

The district

Strassgang is the Green District of Graz. Starting directly from the house you can do wonderful hiking or mountain bike tours. Culinary the district offers the finest organic restaurants with wonderful views over Graz, a hearty Steakhouse, classic Austrian suburban Inns, an Italian or Chinese restaurant is also nearby.

## Equipment & Features



### Basic equipment

- Garden
- TV
- Bedclothes
- Private toilet
- Vacuum cleaner
- Cleaning utensils
- Internet/Wifi
- Private washing machine
- Towels
- On the road without time limit without any cost
- Iron & ironing board
- Hairdryer



### First supply

- Toilet paper
- Soap



### Kitchen

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

## Informations

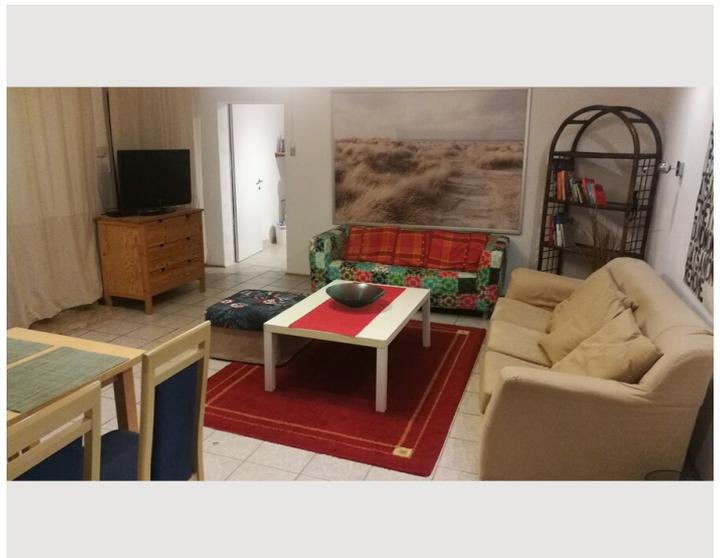
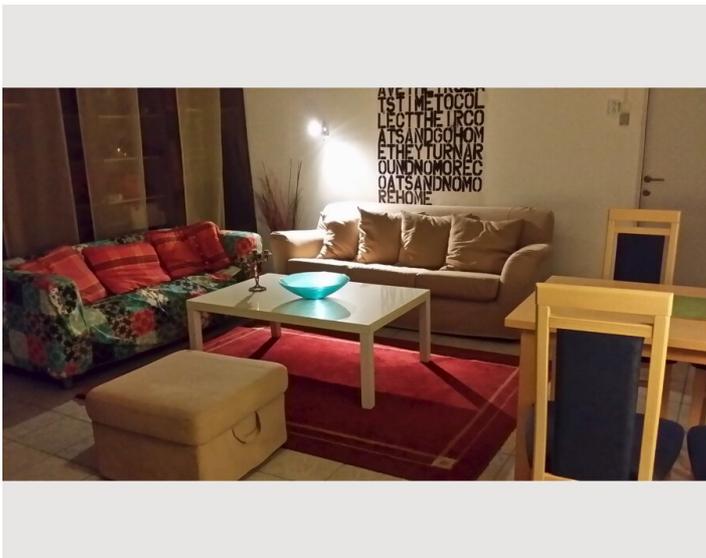
- Suitable for construction workers
- Smoking not allowed
- Pets on request
- Suitable for children
- Private entrance
- Regular cleaning at extra cost

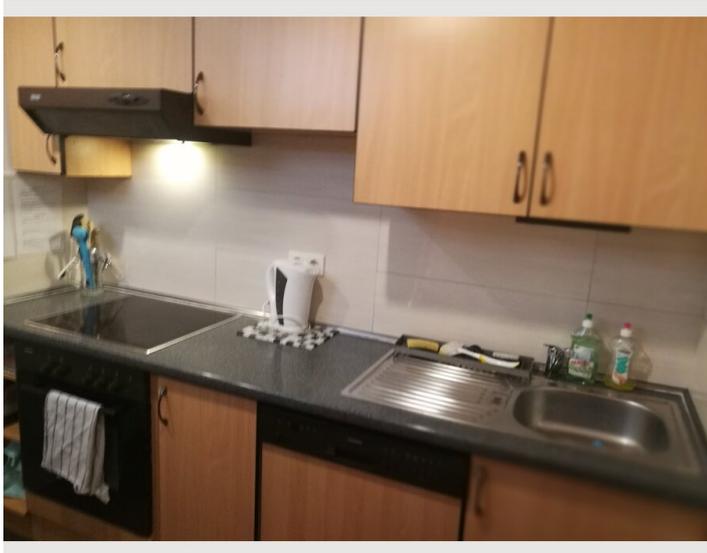
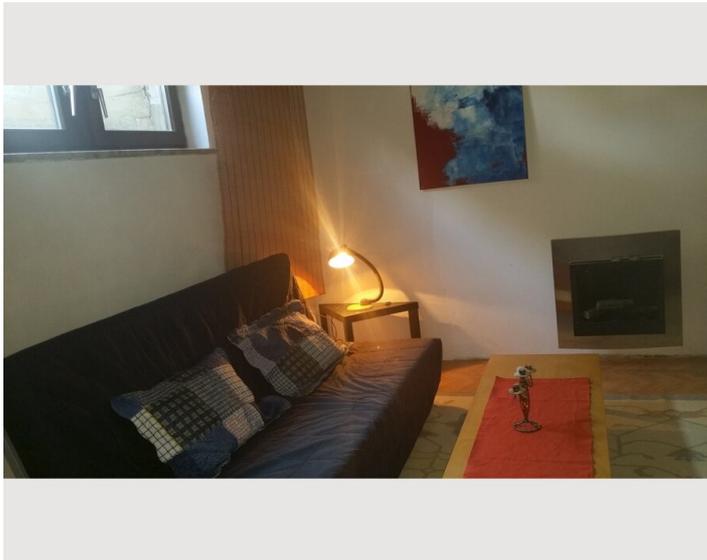
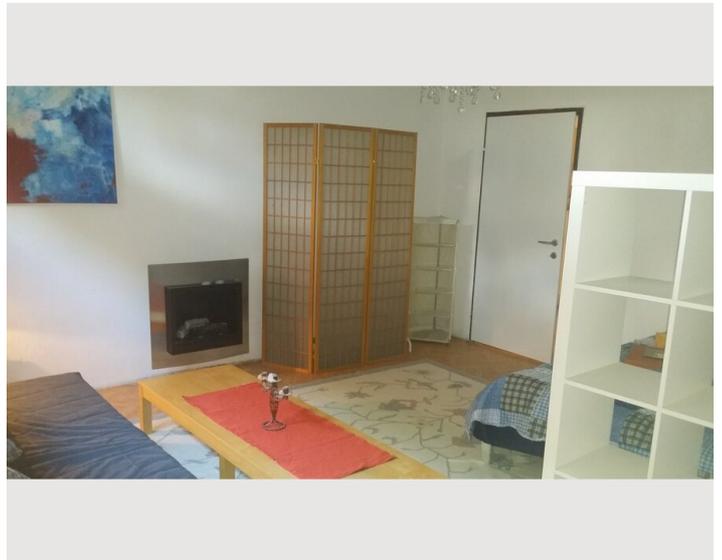
## Additional services

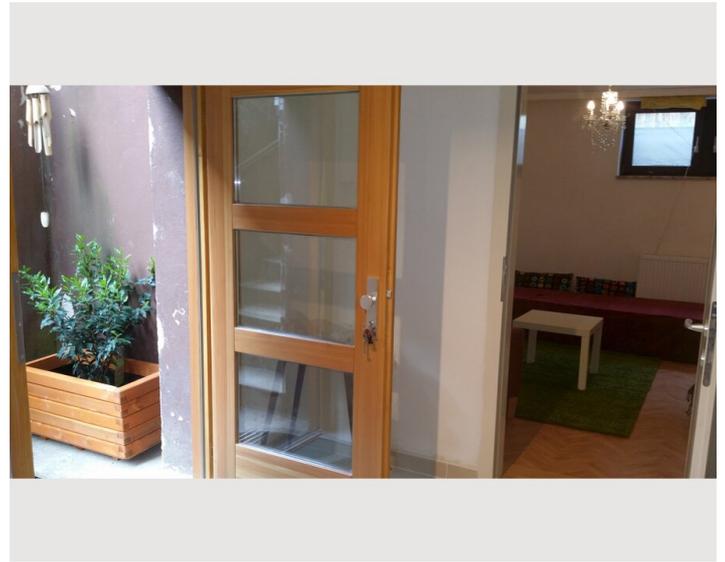
- Regular cleaning (€ 40,00)

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

## Picture gallery







### Infrastructure

-  A Spar supermarket and a Hofer branch are in the immediate vicinity

## Location

