

## Einfamilien-Wohnhaus in Schwarzach

### Wohnflächen-Berechnung

#### Kellergeschoß

|                         |                      |                      |
|-------------------------|----------------------|----------------------|
| Hobbyraum 1             | 19,27 m <sup>2</sup> |                      |
| Hobbyraum 2             | 45,71 m <sup>2</sup> |                      |
|                         | <hr/>                |                      |
|                         | 64,98                |                      |
|                         | <hr/>                |                      |
| anrechenbare Wohnfläche |                      | 40,00 m <sup>2</sup> |

#### Erdgeschoß

|                            |                         |                       |
|----------------------------|-------------------------|-----------------------|
| Diele                      | 11,44 m <sup>2</sup>    |                       |
| Arbeitsraum                | 18,61 m <sup>2</sup>    |                       |
| Wohnzimmer                 | 42,60 m <sup>2</sup>    |                       |
| Wintergarten               | 19,11 m <sup>2</sup>    |                       |
| Terrasse (angerechnet 25%) | ca. 6,00 m <sup>2</sup> |                       |
| Essbereich                 | 15,94 m <sup>2</sup>    |                       |
| Küche                      | 12,83 m <sup>2</sup>    |                       |
| Windfang                   | 6,82 m <sup>2</sup>     |                       |
| Garderobe                  | 3,12 m <sup>2</sup>     |                       |
| Abstellraum                | 3,12 m <sup>2</sup>     |                       |
| Dusche                     | 4,30 m <sup>2</sup>     |                       |
|                            | <hr/>                   | 143,89 m <sup>2</sup> |

#### Obergeschoß

|                          |                      |                       |
|--------------------------|----------------------|-----------------------|
| Galerie/Diele            | 13,65 m <sup>2</sup> |                       |
| Schlafzimmer             | 18,66 m <sup>2</sup> |                       |
| Ankleide                 | 5,00 m <sup>2</sup>  |                       |
| Kinderzimmer 1           | 28,10 m <sup>2</sup> |                       |
| Balkon (angerechnet 25%) | 2,60 m <sup>2</sup>  |                       |
| Kinderzimmer 2           | 28,33 m <sup>2</sup> |                       |
| Bad                      | 11,43 m <sup>2</sup> |                       |
|                          | <hr/>                | 107,77 m <sup>2</sup> |

291,66 m<sup>2</sup>

|                 |  |                            |
|-----------------|--|----------------------------|
| abzgl. 3 % Putz |  | <hr/> -8,75 m <sup>2</sup> |
|-----------------|--|----------------------------|

|        |                                   |
|--------|-----------------------------------|
| gesamt | <hr/> <hr/> 282,91 m <sup>2</sup> |
|--------|-----------------------------------|