



MANDY WILLIAMS

IHRE IMMOBILIENMAKLERIN



Object-ID: MW22KT10

Completely renovated single-family house
with a large garden

66869 Kusel

Am Neuenberg 10

Details

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Object type	Single Family House	Quality of Facilities	High Quality
Number of rooms	6	Barrier-free	No
Living space approx.	195 m²	Elevator	No
Land area approx.	708 m²	Balcony	No
Floor	n/a	Terrace	Yes
Total floors	3	Garden	Yes
Construction year	1957	Basement	Yes
Year last complete renovation	2020	Built-in kitchen	Yes
Object condition	Neat	Parking spaces	2
Monument protection	Yes		
Leasehold	Yes		
Heating type	Zentralheizung	Rental status	Leerstehend
Firing type	Gas	Vacant from	01.10.2022
Condition of heating	gepflegt	Rent	n/a €
Energy certificate type	Bedarfsausweis	Property management	n/a €
Energy rating	124.7	Housing allowance	n/a €
Energy efficiency class	D	Reserves	n/a €
		Reimbursable costs	n/a €
Purchase price per m²			2.230,80 €
Property purchase price			435.000,00 €
Commission for buyers (incl. VAT)			3,57 %

Disclaimer

All information in this exposé is preliminary information compiled to the best of our knowledge and reflects the status at the time the exposé was created. We expressly reserve the right to make changes. The notarized purchase contract is the sole legal basis. Information as always without guarantee. More about our terms and conditions at: www.mandy-williams.com/agb



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Amenities

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- A detached house with full thermal insulation is offered, built in 1957, on 3 floors, with a partial basement at ground level.
- In 2020, a core renovation including an increase in the house was carried out.
- The large plot of land with a slight slope covers around 708 square meters and offers a covered terrace that can be easily reached via the upper floor, a patio and a tool shed.
- The house has around 175 square meters of living space, divided into four bedrooms, a living room, a dining room, hallways, two bathrooms, and a kitchen.
- The classic kitchen with fitted kitchen and electrical appliances is already included in the purchase price.
- The daylight bathrooms have a bathtub, and/or a shower.
- There is also a guest toilet in the hallway.
- The floors are designed with tiles and laminate, the plastic windows are double glazed, thermally insulated, and have shutters.
- A gas central heating provides warmth.
- A single garage and an outdoor parking space are available for motor vehicles.
- The partial basement offers a boiler room and a pantry and a technical room.
- The house is currently vacant and is available by arrangement.

Kitchen

- ✓ Built-in Kitchen
- ✓ Electric stove
- ✓ Refrigerator

Bathroom

- ✓ Bathtub
- ✓ Floor-level shower
- ✓ Window

Outdoor area

- ✓ 1 Living room
- ✓ 1 Dining room
- ✓ 4 Bedroom

Außenbereich

- ✓ Garden
- ✓ Dining room
- ✓ Tool shed



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Location

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Kusel, bis 1865 *Cusel* geschrieben, ist die Kreisstadt des Landkreises Kusel sowie der Verwaltungssitz der Verbandsgemeinde Kusel-Altenglan. Kusel liegt am Kuselbach im Südwesten von Rheinland-Pfalz im Nordpfälzer Bergland. Mit rund 5405 Einwohnern ist Kusel nach Cochem und Seelow die drittkleinste Kreisstadt Deutschlands. Kusel ist gemäß Landesplanung als Mittelzentrum ausgewiesen.



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Do You Have Questions?

I am happy to answer all your questions personally.

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Mandy Williams
Your real estate agent



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