



**MANDY WILLIAMS**  
IHRE IMMOBILIENMAKLERIN



Object-ID: MW22BK13

Duplex with garage, terrace and garden in  
desirable residential area

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**67659 Kaiserslautern**

Am Schlachtenturm 13

# Details

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Object type	Duplex	Quality of Facilities	High quality
Number of rooms	5	Barrier-free	No
Living space approx.	230 m <sup>2</sup>	Elevator	No
Land area approx.	300 m <sup>2</sup>	Balcony	No
Floor	N/A	Terrace	Yes
Total floors	3	Garden	Yes
Construction year	2000	Basement	No
Year last complete renovation	N/A	Built-in kitchen	Yes
Object condition	Neat	Parking spaces	3
Vacant from	01.10.2022	Pets	Yes
Heating type	Heat Pump	Energy certificate type	Demand certificate
Firing type	Electricity	Energy rating	84.5
Condition of heating	Neat	Energy efficiency class	B
<b>Rent</b>			<b>2.500,00 € €</b>
Ancillary costs			50,00 € €
Heating costs			Not incl. €
Rent garage/parking space			Incl. €
Deposit			4.600,00 € €

## 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](http://www.mandy-williams.com/agb)



# Amenities

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- Offered is a modern semi-detached house on 3 floors with plenty of space for the family.
- The property has about 300 square meters and offers a large terrace and a fenced garden.
- The terrace is conveniently accessible from the living room on the first floor.
- The house has about 240 square meters of living space spread over living and dining areas, four bedrooms, a kitchen and two bathrooms.
- A kitchen island with high-quality electrical appliances is already included.
- The daylight bathrooms are equipped with a bathtub and/or a shower.
- In addition, there is a guest toilet available in the entrance area.
- The floors are designed throughout the house with tiles, the plastic windows have electric shutters.
- A heat pump and floor heating will provide warmth.
- For vehicles there is an electric single garage and two parking spaces in front of the house.
- Currently, the house is still occupied and will be available as of 01.10.2022.

## Kitchen

- ✓ Kitchen island

## Bathroom

- ✓ 1 Full bath
- ✓ 1 Shower bath
- ✓ Window

## Outdoor area

- ✓ Living and dining area

## Außenbereich

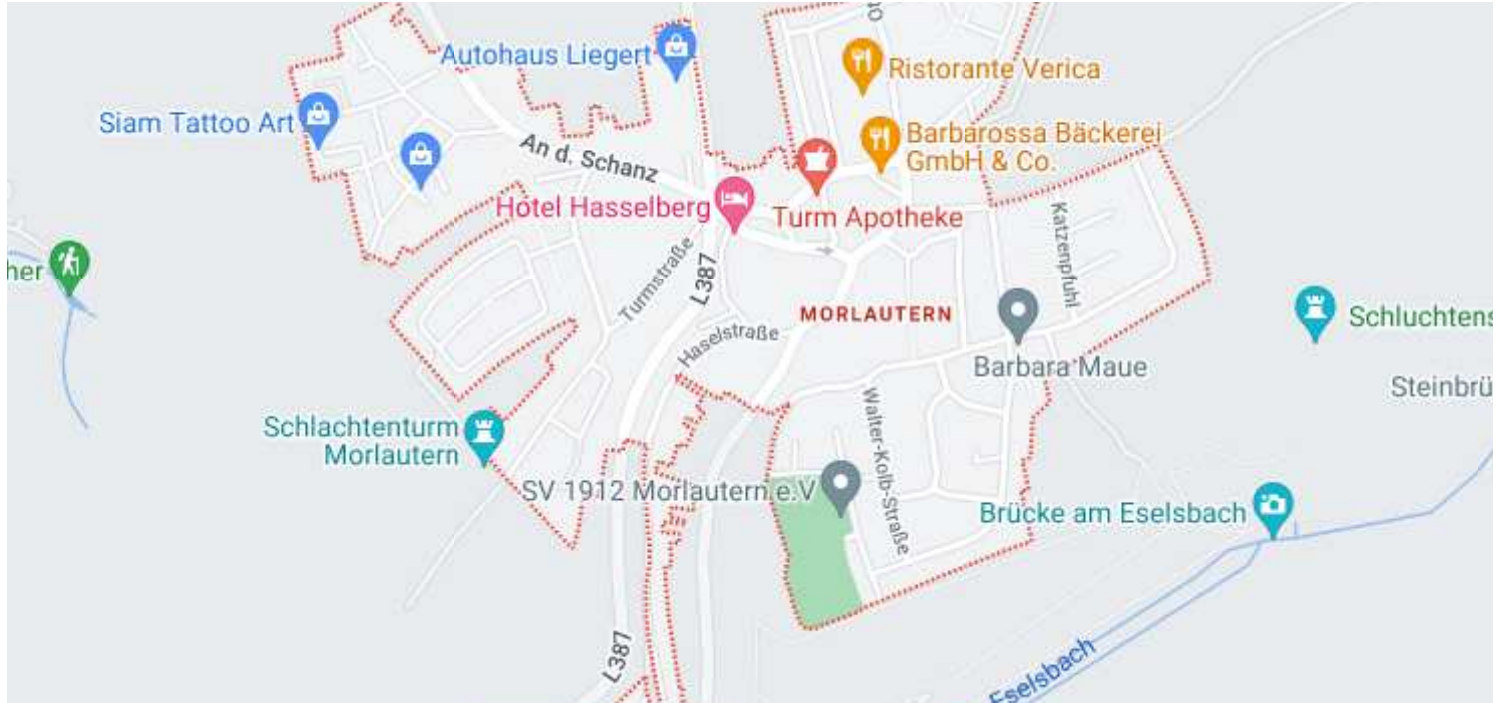
- ✓ Garden
- ✓ Fenced-in
- ✓ Shed



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# Location

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Morlautern is located about 1.5 km north of the Kaiserslautern core city and is situated on a small plateau at an altitude of about 320 meters.



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# Gallery

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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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