



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
Number of rooms	6
Living space approx.	195 m²
Land area approx.	708 m²
Floor	N/A
Total floors	3
Construction year	1957
Year last complete renovation	2020
Object condition	Neat
Monument protection	Yes
Leasehold	Yes

Heating type	Central heating
Firing type	Gas
Condition of heating	Maintained
Energy certificate type	Demand Certificate
Energy rating	124.7
Energy efficiency class	D

Quality of Facilities	High Quality
Barrier-free	No
Elevator	No
Balcony	No
Terrace	Yes
Garden	Yes
Basement	Yes
Built-in kitchen	Yes
Parking spaces	2

Rental status	Vacant
Vacant from	01.10.2022
Rent	N/A €
Property management	No €
Housing allowance	N/A €
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 40 square meter terrace (50% included in living space) 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 equipped 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

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, spelled Cusel until 1865, is the county seat of the Kusel district as well as the administrative seat of the Kusel-Altenglan association municipality. Kusel is located on the Kuselbach in the southwest of Rhineland-Palatinate in the Nordpfälzer Bergland. With about 5405 inhabitants, Kusel is the third smallest district town in Germany after Cochem and Seelow. According to state planning, Kusel is designated as a medium-sized center.



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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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