



MANDY WILLIAMS

IHRE IMMOBILIENMAKLERIN



Object-ID: MW22SR62

Investment – single-family house with
garden and four garages

66879 Reichenbach-Steegen

Hauptstraße 62 c

Details

Hauptstraße 62 c • 66879 Reichenbach-Steegen

Object type	Single Family House	Quality of Facilities	Normal
Number of rooms	6	Barrier-free	No
Living space approx.	164 m²	Elevator	No
Land area approx.	594 m²	Balcony	No
Floor	N/A	Terrace	Yes
Total floors	3	Garden	Yes
Construction year	2001	Basement	No
Year last complete renovation	N/A	Built-in kitchen	Yes
Object condition	Neat	Parking spaces	9
Monument protection	Yes		
Leasehold	Yes		
Heating type	Central gas heating	Rental status	Rented
Firing type	Gas	Rent	1.500,00 €
Condition of heating	Maintained	Property management	N/A €
Energy certificate type	Consumption certificate	Housing allowance	N/A €
Energy rating	74,6	Reserves	N/A €
Energy efficiency class	B	Reimbursable costs	80,00 €
Purchase price per m²			2.130,16 €
Property purchase price			349.900,00 €
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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- Offered is a single-family house with thermal insulation, built in 2001, on 3 floors, without a basement.
- The property covers about 594 square meters and offers a shed.
- The patio is conveniently accessible from the living room on the first floor.
- The house has about 164 square meters of living space spread over the living and dining area, four bedrooms, a studio, hallways, a kitchen, and two bathrooms.
- A built-in kitchen with electrical appliances is already included in the purchase price.
- The daylight bathrooms have a bathtub, and/or a shower.
- The floors are designed with tiles and laminate, and the wooden and plastic windows are double-glazed and have blinds.
- Heat is provided by a gas central heating system installed in the attic.
- Four garages and five parking spaces are available for vehicles.
- The house is currently rented at a cold rent of € 1,500.00 plus utilities and is available by arrangement

Kitchen

- ✓ Built-in Kitchen
- ✓ Laundry room

Bathroom

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

Outdoor area

- ✓ Living and dining area
- ✓ 4 Bedroom
- ✓ Studio

Außenbereich

- ✓ Garden
- ✓ Patio
- ✓ Wooden fence
- ✓ Shed



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Location

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Reichenbach-Steegen is a village in the district of Kaiserslautern in Rhineland-Palatinate. It belongs to the municipality of Weilerbach. The nearest elementary school is 300 m away. The hospital in Landstuhl (Nardini Klinik) is about 19 km away. Stores for daily needs are located in Glan-Münchweiler, Ramstein, and Weilerbach. By car, you are well connected via the surrounding state and federal highways. With public transport there are the following connections:
Train station | Matzenbach (9 km)



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Do You Have Questions?

I am happy to answer all your questions personally.

+49 (0) 175 – 651 – 0001
info@mandy-williams.com

Mandy Williams
Your real estate agent



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