



**MANDY WILLIAMS**  
IHRE IMMOBILIENMAKLERIN



Object-ID: MW22SR62

Single-family house with studio, huge  
garden and four garages

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**66879 Reichenbach-Steegen**

Hauptstraße 62 c

# Details

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Object type	Single Family House	Quality of Facilities	Normal
Number of rooms	6	Barrier-free	No
Living space approx.	164 m <sup>2</sup>	Elevator	No
Land area approx.	594 m <sup>2</sup>	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 heating	Rental status	Rented
Firing type	Gas	Rent	1.575,00 € €
Condition of heating	Maintained	Property management	No €
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 m <sup>2</sup>			2.011,59 € €
<b>Property purchase price</b>			<b>329.900,00 € €</b>
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](http://www.mandy-williams.com/agb)



# Amenities

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- On sale is a single-family house, built in 2001, on three floors, without basement.
- The plot covers about 594 square meters and offers a tool shed.
- The house has about 164 square meters of living space, spread over five rooms, a studio, hallways, a kitchen, two bathrooms and a pantry.
- The heart of the house is the open, light-flooded living and dining area, which invites you to rest and relax while looking out into the garden.
- The open beams on the upper floor and in the studio create a unique ambiance in the house.
- A fitted kitchen with electrical appliances is already included in the purchase price.
- The daylight bathroom is equipped with a bathtub and a shower. In addition, there is a guest toilet on the first floor.
- The floors are covered with tiles and laminate, the wooden and plastic windows are double-glazed and have shutters.
- Heat is provided by a central gas heating, which is installed in the attic.
- For vehicles, there are four garages and five parking spots available.
- The house is rented at a cold rent of 1,575.00 € 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 community of Weilerbach. The nearest elementary school is 300 m away. The hospital in Landstuhl (Nardini Klinik) is about 19 km away.

Doctor, dentist and pharmacy in town.

Stores for daily needs are located in Glan-Münchweiler, Ramstein, and Weilerbach 10 – 15 km driving distance. One Bakery in town.

**With public transport there are the following connections:**

By car, you are well connected via the surrounding state and federal highways.

Bus stop to Kaiserslautern, Kusel Ramstein and Landstuhl 200m away.



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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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