



Object-ID: MW22WS22

Investment – Sandstone single-family house with garden

66887 Sankt Julian

Hauptstraße 22

Details

Hauptstraße 22 • 66887 Sankt Julian

| Object type | Single-Family House | Quality of Facilities | Normal |
|-----------------------------------|---------------------|-----------------------|--------------|
| Number of rooms | 5 | Barrier-free | No |
| Living space approx. | 125 m² | Elevator | No |
| Land area approx. | 365 m² | Balcony | No |
| Floor | N/A | Terrace | Yes |
| Total floors | 2 | Garden | Yes |
| Construction year | 1930 | Basement | Yes |
| Year last complete renovation | N/A | Built-in kitchen | No |
| Object condition | Normal | Parking spaces | 0 |
| Monument protection | Yes | | |
| Leasehold | Yes | | |
| Heating type | Central Heating | Rental status | Rented |
| Firing type | Oil | Rent | 630,00 € |
| Condition of heating | Normal | Property management | No€ |
| Energy certificate type | Demand Certificate | Housing allowance | N/A € |
| Energy rating | 182.8 | Reserves | N/A € |
| Energy efficiency class | F | Reimbursable costs | N/A € |
| Purchase price per m² | | | 920,00 € |
| Property purchase price | | | 115.000,00 € |
| 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



Amenities

Hauptstraße 22 · 66887 Sankt Julian



- On sale is a single-family house built in 1930 on two floors and a basement.
- The property has about 365 square meters and offers a terrace and a fenced-in backyard.
- The terrace and backyard are conveniently accessible from the basement level.
- The house has about 125 square meters of living space, which is divided into a living room, four bedrooms, a dining kitchen and two bathrooms.
- A fitted kitchen is already included in the purchase price.
- The daylight bathrooms are equipped with a bathtub and/or a shower.
- The floors are designed with laminate and PVC.
- The plastic windows are double-glazed and have shutters at the front side of the house.
- An oil central heating installed in 2001 provides heat.
- For vehicles there are public parking spaces in front of the house.
- The basement offers a laundry room, a heating room, a basement room, and a small workshop.
- The house is offered as a capital investment at a cold rent of € 630.00.
- For the privacy of the tenants no pictures of the interior are shown.

| Kitchen | Bathroom | Outdoor area | Außenbereich |
|-----------------------|-----------------------------------|----------------------------|--------------------|
| ✓ No built-in kitchen | ✓ Bathtub ✓ Shower ✓ Window | ✓ Living room ✓ 3 Bedrooms | ✓ Patio ✓ Fence |



Location

Hauptstraße 22 • 66887 Sankt Julian

Sankt Julian is a local community in the district of Kusel in Rhineland-Palatinate. It belongs to the municipality Lauterecken-Wolfstein. There is a kindergarten and an elementary school in Sankt Julian.

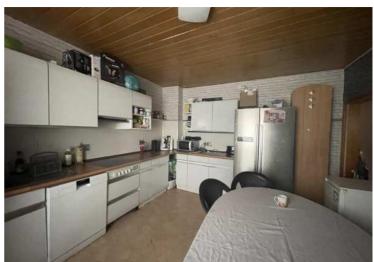
The Glantalbahn (Glantal Railway), which used to have two stops in Eschenau (Pfalz) and St. Julian, has been closed since 1985. A trolley traffic takes place on it for excursionists. In Lauterecken is a station of the Lautertalbahn.



Gallery

Hauptstraße 22 • 66887 Sankt Julian







Gallery

Hauptstraße 22 • 66887 Sankt Julian



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

