



**MANDY WILLIAMS**  
IHRE IMMOBILIENMAKLERIN



Object-ID: MW22WS22

Investment – Sandstone single-family  
house with garden

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**66887 Sankt Julian**

Hauptstraße 22

# Details

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Object type	Single-Family House	Quality of Facilities	Normal
Number of rooms	5	Barrier-free	No
Living space approx.	125 m <sup>2</sup>	Elevator	No
Land area approx.	365 m <sup>2</sup>	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 m <sup>2</sup>			920,00 €
<b>Property purchase price</b>			<b>115.000,00 €</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 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

- ✓ No built-in kitchen

## Bathroom

- ✓ Bathtub
- ✓ Shower
- ✓ Window

## Outdoor area

- ✓ Living room
- ✓ 3 Bedrooms

## Außenbereich

- ✓ Patio
- ✓ Fence



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# Location

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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

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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

