



**MANDY WILLIAMS**  
IHRE IMMOBILIENMAKLERIN



Object-ID: MW22KT10

Completely renovated single-family house  
with a large garden

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**66869 Kusel**  
Am Neuenberg 10

# Details

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Object type	Single Family House	Quality of Facilities	High Quality
Number of rooms	6	Barrier-free	No
Living space approx.	195 m <sup>2</sup>	Elevator	No
Land area approx.	708 m <sup>2</sup>	Balcony	No
Floor	N/A	Terrace	Yes
Total floors	3	Garden	Yes
Construction year	1957	Basement	Yes
Year last complete renovation	2020	Built-in kitchen	Yes
Object condition	Neat	Parking spaces	2
Monument protection	Yes		
Leasehold	Yes		
Heating type	Central heating	Rental status	Vacant
Firing type	Gas	Vacant from	20221001
Condition of heating	Maintained	Rent	N/A
Energy certificate type	Demand Certificate	Property management	No
Energy rating	124.7	Housing allowance	N/A
Energy efficiency class	D	Reserves	N/A
		Reimbursable costs	N/A
Purchase price per m <sup>2</sup>			2.230,80 €
<b>Property purchase price</b>			<b>398.900,00 €</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)



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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

## Living rooms

- ✓ 1 Living room
- ✓ 1 Dining room
- ✓ 4 Bedroom

## Outdoor area

- ✓ 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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# 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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