



**MANDY WILLIAMS**

IHRE IMMOBILIENMAKLERIN



Immobilien-ID: MW22RE05

Doppelhaus aus Sandstein mit 3  
Schlafzimmern und Studio

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**67677 Enkenbach-Alsenborn**

Fischbacher Straße 5, 67677 Enkenbach-Alsenborn

# Details

Fischbacher Straße 5, 67677 Enkenbach-Alsenborn • 67677 Enkenbach-Alsenborn

Objekttyp	Single-Family House	Barrierefrei	Nein
Zimmeranzahl	5	Aufzug	Nein
Wohnfläche ca.	115	Balkon	Nein
Grundstücksfläche ca.	180	Terrasse	Ja
Etage	N/A	Garten	Ja
Gesamtzahl Etagen	3	Keller	Ja
Baujahr	1900	Einbauküche	Ja
Jahr letzte vollständige Sanierung	N/A	Anzahl Stellplätze	1
Objektzustand	Neat		
Denkmalschutz	Ja		
Erbpacht	Ja		
Heizungsart	Central heating	Vermietungsstatus	Vermietet
Befeuerungsart	Gas	Verfügbar ab	By arrangement
Zustand der Heizung	Normal	Kaltmiete	680,00
Energieausweistyp	Demand Certificate	Hausverwaltung	Nein
Energiekennwert	186.2	Hausgeld	N/A
Energieeffizienzklasse	F	Rücklagen	N/A
		Umlagefähige Kosten	N/A
Kaufpreis pro Quadratmeter			1.691,30
<b>Immobilienkaufpreis</b>			<b>194.500,00</b>
Provision für Käufer (inkl. MwSt.)			3.57 %

## Haftungsausschluss

Sämtliche Angaben in diesem Exposé sind nach bestem Wissen zusammengestellte Vorabinformationen und bilden den Stand zum Zeitpunkt der Exposé-Erstellung ab. Änderungen bleiben ausdrücklich vorbehalten. Als Rechtsgrundlage gilt allein der notariell abgeschlossene Kaufvertrag. Angaben wie immer ohne Gewähr. Mehr zu unseren AGB unter: [www.mandy-williams.com/agb](http://www.mandy-williams.com/agb)



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# Ausstattung

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- Offered is a semi-detached house, built in 1900, on 3 floors, with a partial basement.
- In 1965 the house was added. In 1994, the dormer structure and the winter garden were added.
- The terraced property covers about 180 square meters and offers a small garden with a garden shed, as well as a winter garden which is easily accessible by the stairs from the first floor.
- The house has about 115 square meters of living space, which is divided into 4 rooms plus a studio.
- A built-in kitchen including electrical appliances is already included in the purchase price.
- The daylight bathroom is equipped with a bathtub and a shower.
- The floors are designed with tiles and laminate, the wooden and plastic windows are double-glazed and have shutters and on the upper floor partly folding shutters.
- A gas central heating system from 2014 provides heat.
- In 2010, the electrical installations in the kitchen and dining room were renovated.
- The water pipes in the kitchen were replaced in 2010 and in the basement in 2020.
- The sanitary installation incl. the ground-level shower was renovated in 2006.
- The roof and windows were renovated in 1994.
- For vehicles, there is a parking place on the property. In front of the house are public parking places.
- In the basement with a ceiling height of about 1.75 m is the house connection box and the gas and water meter.
- The house is currently rented at a cold rent € 680.00 plus utilities and is available by arrangement.

## Küche

- ✓ Einbauküche
- ✓ Elektrogeräte
- ✓ Küchentheke

## Badezimmer

- ✓ Badewanne
- ✓ ebenerdige Dusche
- ✓ Fenster
- ✓ Waschanschluss

## Wohnräume

- ✓ Wohnbereich
- ✓ Essbereich

## Außenbereich

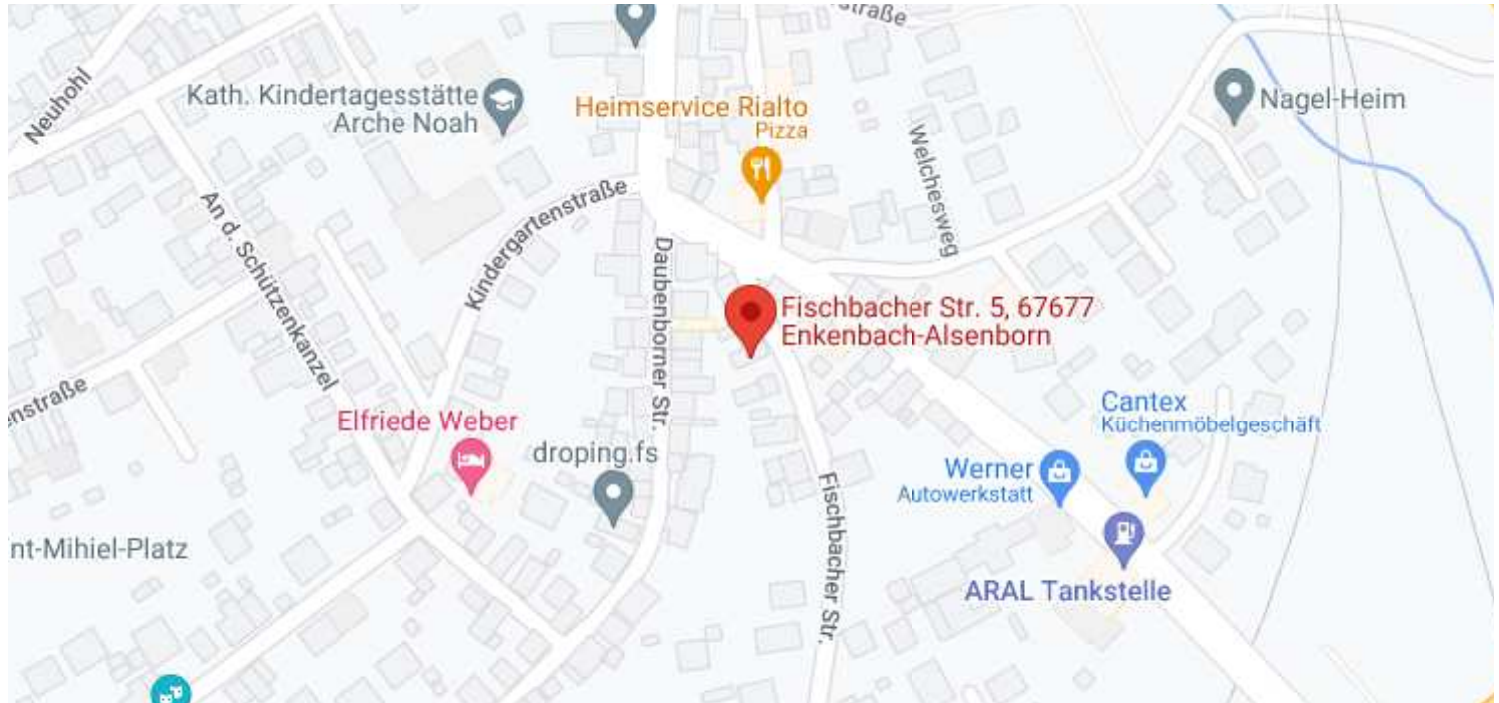
- ✓ Wintergarten
- ✓ Gartenhaus
- ✓ Gartenzaun



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# Lage

Fischbacher Straße 5, 67677 Enkenbach-Alsenborn • 67677 Enkenbach-Alsenborn



**Enkenbach-Alsenborn** is a municipality in the Rhineland-Palatinate district of Kaiserslautern, within which it is the fourth-largest municipality in terms of population. It was formed in 1969 by merging the communities of Enkenbach and Alsenborn and is located 15 kilometers east of Kaiserslautern on the northwestern edge of the Palatinate Forest.

The Catholic kindergarten (Arche Noah) is about 250 m away and the Joseph-Guggenmos elementary school is about 1 km.

Stores for daily needs are in the immediate vicinity.

To the monastery park with a play area, it is a 5-minute walk.

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

Enkenbach train station: 2 min drive

Bus connection: 2 min walk

A6 freeway: 4 min drive



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# Galerie

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## Haben Sie Fragen?

Gern beantworte ich alle Ihre Fragen persönlich.

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