



**MANDY WILLIAMS**  
IHRE IMMOBILIENMAKLERIN



Object-ID: MW22RE05

Semi-detached sandstone house with 3  
bedrooms and studio

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**67677 Enkenbach-Alsenborn**

Fischbacher Straße 5, 67677 Enkenbach-Alsenborn

# Details

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Object type	Single-Family House	Barrier-free	No
Number of rooms	5	Elevator	No
Living space approx.	115	Balcony	No
Land area approx.	180	Terrace	Yes
Floor	N/A	Garden	Yes
Total floors	3	Basement	Yes
Construction year	1900	Built-in kitchen	Yes
Year last complete renovation	N/A	Parking spaces	1
Object condition	Neat		
Monument protection	Yes		
Leasehold	Yes		
Heating type	Central heating	Rental status	Rented
Firing type	Gas	Vacant from	By arrangement
Condition of heating	Normal	Rent	680,00
Energy certificate type	Demand Certificate	Property management	No
Energy rating	186.2	Housing allowance	N/A
Energy efficiency class	F	Reserves	N/A
		Reimbursable costs	N/A
Purchase price per m <sup>2</sup>			1.691,30
<b>Property purchase price</b>			<b>194.500,00</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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- 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.

## Kitchen

- ✓ Einbauküche
- ✓ Elektrogeräte
- ✓ Küchentheke

## Bathroom

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

## Outdoor area

- ✓ Wohnbereich
- ✓ Essbereich

## Außenbereich

- ✓ Wintergarten
- ✓ Gartenhaus
- ✓ Gartenzaun

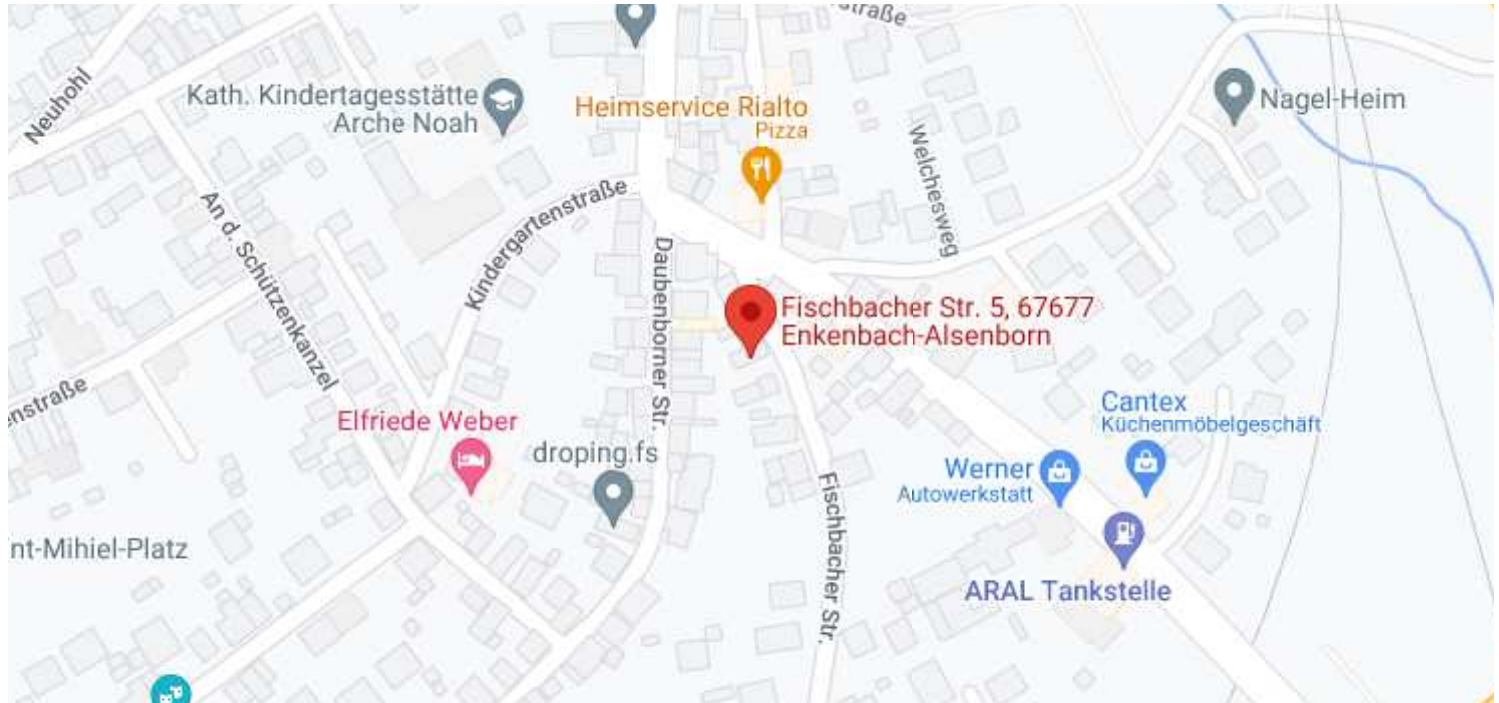


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# Location

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**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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# Gallery

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## Do You Have Questions?

I am happy to answer all your questions personally.

[+49 \(0\) 175 – 651 – 0001](#)

[info@mandy-williams.com](mailto:info@mandy-williams.com)

**Mandy Williams**

Your real estate agent



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