



Object-ID: MW22SR62

Single-family house with studio, huge garden and four garages

66879 Reichenbach-Steegen

Hauptstraße 62 c

### Details Hauptstraße 62 c • 66879 Reichenbach-Steegen

Object type	Semi-detached	Quality
Number of rooms	6	Barrier
Living space approx.	164 m²	Elevato
Land area approx.	594 m²	Balcon
Floor	N/A	Terrace
Total floors	3	Garden
Construction year	2001	Basem
Year last complete renovation	N/A	Built-in
Object condition	Neat	Parking
Monument protection	Yes	
Leasehold	Yes	
Heating type	Central heating	Rental
Firing type	Gas	Vacant
Condition of heating	Maintained	Rent
Energy certificate type	Consumption certificate	Proper
Energy rating	74,6	Housin
Energy efficiency class	В	Reserv
		Reimbu

Quality of Facilities	Normal
Barrier-free	No
Elevator	No
Balcony	No
Terrace	Yes
Garden	Yes
Basement	No
Built-in kitchen	Yes
Parking spaces	6

Rental status	Rented
Vacant from	By arrangement
Rent	1.575,00 €
Property management	No
Housing allowance	N/A
Reserves	N/A
Reimbursable costs	80,00 €

Purchase price per m <sup>2</sup>	2.011,59 €
Property purchase price	329.900,00 €
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 62 c • 66879 Reichenbach-Steegen



- Offered is a single-family house with full thermal insulation, built in 2001, on three floors, without basement.
- The property covers about 594 square meters and offers a garden shed.

• The house has about 164 square meters of living space, spread over five rooms, a studio, hallways, a kitchen, two bathrooms, and a laundry room.

- Plus points of the house are the open, light-filled living and dining area and the ground-level bedroom with access to the garden.
- The open visible beams on the upper floor and in the studio provide a particularly warm ambiance in the house.
- A built-in kitchen with electrical appliances is already included in the purchase price.
- The two daylight bathrooms are equipped with a bathtub and/or shower.
- The floors are designed with tiles and laminate, the wooden and plastic windows are double-glazed and have blinds.
- Heat is provided by a gas central heating installed in the attic.
- For vehicles there are four garages and two parking spaces.
- The house is currently rented at a cold rent of € 1,575.00 plus utilities and is available by arrangement.

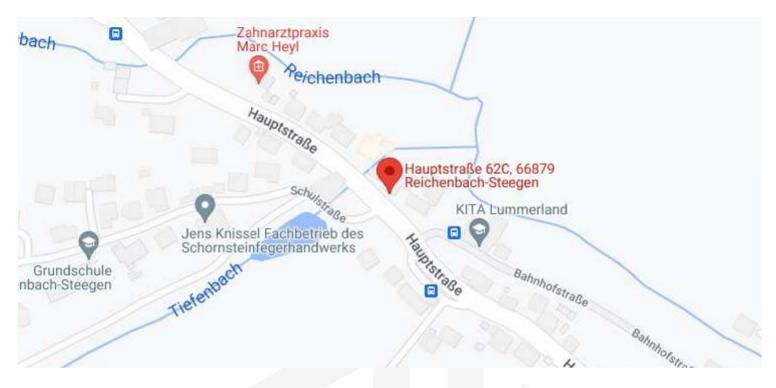
	Kitchen	Bathroom	Living rooms	Outdoor area
✓ Studio ✓ Wooden fence	<ul> <li>✓ Built-in Kitchen</li> <li>✓ Laundry room</li> </ul>	$\checkmark$ 1 Shower bathroom	area ✓ 4 Bedroom	<ul><li>✓ Patio</li><li>✓ Garden shed</li></ul>





# Location

Hauptstraße 62 c • 66879 Reichenbach-Steegen



Reichenbach-Steegen is a village in the district of Kaiserslautern in Rhineland-Palatinate. It belongs to the community of Weilerbach. The nearest elementary school is 300 m away. The hospital in Landstuhl (Nardini Klinik) is about 19 km away. Doctor, dentist and pharmacy in town.

One Bakery and Restaurants in town. Stores for daily needs are located in Glan-Münchweiler, Ramstein, and Weilerbach within 10 – 15 km driving distance.

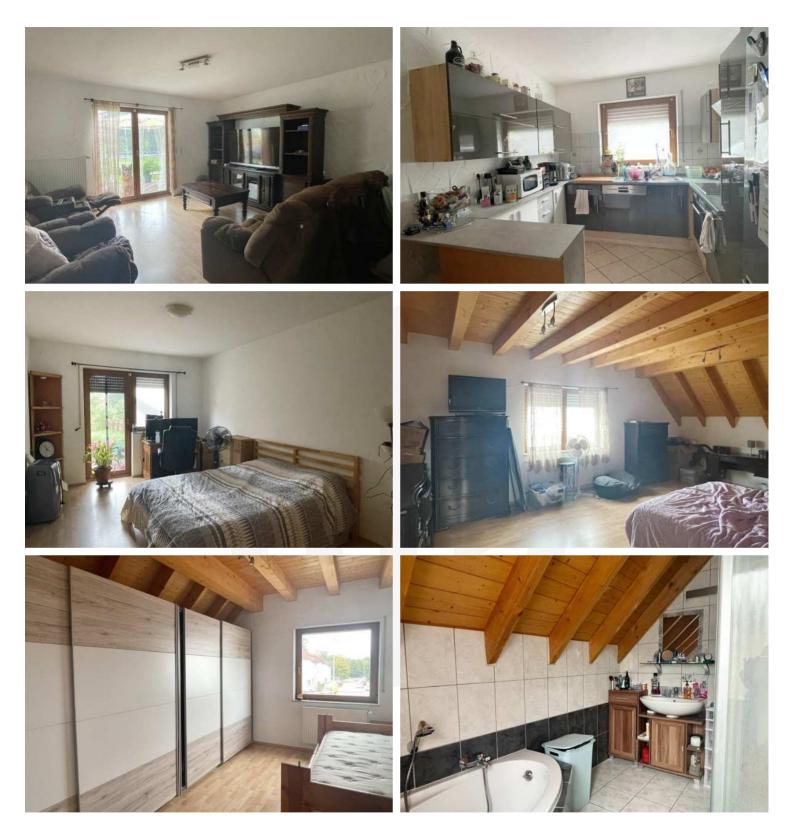
#### With public transport there are the following connections:

By car, you are well connected via the surrounding state and federal highways. The distance by car to Kaiserslautern is about 23 km.

Bus stop to Kaiserslautern, Kusel Ramstein and Landstuhl 200m away.



# Gallery Hauptstraße 62 c • 66879 Reichenbach-Steegen





# Gallery Hauptstraße 62 c • 66879 Reichenbach-Steegen





## 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

