



**MANDY WILLIAMS**  
IHRE IMMOBILIENMAKLERIN



Object-ID: MW22SR62

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

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**66879 Reichenbach-Steegen**  
Hauptstraße 62 c

# Details

Hauptstraße 62 c • 66879 Reichenbach-Steegen

Object type	Semi-detached	Quality of Facilities	Normal
Number of rooms	6	Barrier-free	No
Living space approx.	164 m <sup>2</sup>	Elevator	No
Land area approx.	594 m <sup>2</sup>	Balcony	No
Floor	N/A	Terrace	Yes
Total floors	3	Garden	Yes
Construction year	2001	Basement	No
Year last complete renovation	N/A	Built-in kitchen	Yes
Object condition	Neat	Parking spaces	6
Monument protection	Yes		
Leasehold	Yes		
Heating type	Central heating	Rental status	Rented
Firing type	Gas	Vacant from	By arrangement
Condition of heating	Maintained	Rent	1.575,00 €
Energy certificate type	Consumption certificate	Property management	No
Energy rating	74,6	Housing allowance	N/A
Energy efficiency class	B	Reserves	N/A
		Reimbursable costs	80,00 €
Purchase price per m <sup>2</sup>			2.011,59 €
<b>Property purchase price</b>			<b>329.900,00 €</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)



# Amenities

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- 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

- ✓ Built-in Kitchen
- ✓ Laundry room

## Bathroom

- ✓ 1 Full bath
- ✓ 1 Shower bath
- ✓ Window

## Living rooms

- ✓ Living and dining area
- ✓ 4 Bedroom
- ✓ Studio

## Outdoor area

- ✓ Garden
- ✓ Patio
- ✓ Wooden fence
- ✓ Shed



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# Location

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**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.



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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  
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