



MANDY WILLIAMS

IHRE IMMOBILIENMAKLERIN



Object-ID: MW23KL22

Renovated sandstone house with garage
and outdoor pool

67661 Kaiserslautern

Kästenbergstraße 22

Details

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Object type	Single Family House	Barrier-free	No
Number of rooms	4	Elevator	No
Living space approx.	135	Balcony	Yes
Land area approx.	383	Terrace	Yes
Floor	N/A	Garden	Yes
Total floors	2	Basement	Yes
Construction year	1927	Built-in kitchen	Yes
Year last complete renovation	2021	Parking spaces	3
Object condition	High standard		
Monument protection	Yes		
Leasehold	Yes		
Heating type	Central heating	Rental status	Occupied by owner
Firing type	Gas	Vacant from	By arrangement
Condition of heating	Maintained	Rent	N/A
Energy certificate type	Demand Certificate	Property management	N/A
Energy rating	124.7	Housing allowance	N/A
Energy efficiency class	C	Reserves	N/A
		Reimbursable costs	N/A

Purchase price per m² 3.628,89 €

Property purchase price 489.900,00 €

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



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Amenities

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- Offered is a single-family house of sandstone, built in 1927, on two floors, with a ground-level basement.
- In 2021 to date, a complete renovation was carried out on the house, garage as well as the exterior including drainage.
- The property comprises about 383 square meters and is fenced to 360°, with an electric 2-wing gate and a covered storage area for wood.
- The highlight of the property is the outdoor pool with salt electrolysis system, heatable via heat pump, which can be covered entirely with an approx. 25 square meter extendable patio, made of very resilient Robinia wood, as well as the infrared cabin in the garage.
- The patio is easily accessible via the south/east-facing conservatory or the ground-level basement.
- The house has about 135 square meters of living space distributed in 4 rooms, an open kitchen, a bathroom, and hallways.
- The square meters of patio and conservatory were included in the living space at 25% and 50% each.
- The 2 trapezoidal dormers on the upper floor create more living space in the sleeping areas.
- Further comfort is provided by the 2 installed air conditioning units, which can provide cold as well as heat depending on the season.
- Additionally, the attic offers expansion potential and can be converted into about 45 square meters of additional living space.
- A built-in kitchen with a kitchen island and high-quality electrical appliances from Miele and Bosch are already included in the purchase price.
- The daylight bathroom is equipped with a whirlpool, a floor-to-ceiling shower, and double sinks.
- In addition, there is a guest toilet.
- The floors are equipped with vinyl and tiles, and the plastic windows are triple-glazed, thermally insulated, and have electric blinds, pleated blinds, and removable insect screens.
- A gas central heating system provides the heat. In addition, the concrete stove in the living room creates a great ambiance.
- For vehicles, there is an electric garage and two parking spaces in the yard.
- The ground level basement has a laundry/heating room with shower and toilet and a large basement room with approx. 1.90 m ceiling height.
- The house is currently occupied by the owner and is available by arrangement.
- More pictures of the property as well as 3-D pictures of the outdoor pool gladly on request.

Kitchen

- ✓ High quality built-in kitchen
- ✓ High quality electrical appliances
- ✓ Kitchen island with counter
- ✓ Open Pantry

Bathroom

- ✓ Whirlpool
- ✓ Floor to ceiling shower
- ✓ Double sink

Living rooms

- ✓ 1 Living room
- ✓ Concrete oven
- ✓ 3 Bedroom
- ✓ 1 Basement room

Outdoor area

- ✓ Electric swing gate
- ✓ 360° Garden fence
- ✓ Heated outdoor pool
- ✓ Outdoor shower
- ✓ Wood shelter
- ✓ Video doorbell



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Location

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Siegelbach is a northwestern district of Kaiserslautern and is located about 7 km from the center of Kaiserslautern. Neighboring places are the municipality of Rodenbach in the west, the district of Erfenbach in the east, and the Kaiserslautern core city in the southeast. In Siegelbach there is a **kindergarten, an elementary school, a group practice for general medicine, a dentist, and two physiotherapists**. The Kaiserslautern Zoo is also located in the district.

By public transport there are the following connections:

Siegelbach is easily accessible via a junction of federal highway 6 (exit Kaiserslautern-West) and federal highway 270.

There is a train station in Kaiserslautern and Lauterecken.

Bus lines 139, 140, and 141 pass through the village.

The Barbarossa cycle path runs through Siegelbach.



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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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