



**MANDY WILLIAMS**  
IHRE IMMOBILIENMAKLERIN



Object-ID: MW23MG06

Freestanding family house with garden –  
for nature lovers

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**66903 Gries**

Im Eckenfeld 6

# Details

Im Eckenfeld 6 • 66903 Gries

Object type	Freestanding House	Barrier-free	No
Number of rooms	5	Elevator	No
Living space approx.	223	Balcony	No
Land area approx.	715	Terrace	Yes
Floor	N/A	Garden	Yes
Total floors	3	Basement	No
Construction year	2009	Built-in kitchen	Yes
Year last complete renovation	N/A	Parking spaces	2
Object condition	Maintained	Pets	Yes
Vacant from	Immediately		
Heating type	Central heating	Energy certificate type	Demand Certificate
Firing type	Gas	Energy rating	114.7
Condition of heating	Maintained	Energy efficiency class	D
<b>Rent cold</b>			<b>1.800,00 €</b>
Ancillary costs			70,00 €
Heating costs			Not incl.
Rent garage/parking space			Incl.
Deposit			3.800,00 €

## 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)



# Features

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- Offered is a family house, built in 2009, on 3 levels, without a basement.
- The property covers about 715 square meters, offers a tool shed, and is completely fenced.
- The patio is conveniently accessible from the ground floor
- The house has about 223 square meters of living space, distributed in an open living and dining room, three bedrooms, a studio, an open kitchen with a pantry, and two bathrooms.
- A built-in kitchen with electrical appliances is already available.
- The daylight bathrooms have a bathtub and/or a shower.
- The floors are equipped with tiles and carpeting, the plastic windows are double-glazed, thermally insulated, and have blinds.
- Central gas heating provides the heat. In addition, the fireplace in the living room creates a great ambiance.
- For vehicles, a double carport and two parking spaces are available.

## Kitchen

- ✓ open built-in kitchen
- ✓ Electrical appliances
- ✓ Pantry

## Bathroom

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

## Living rooms

- ✓ open Living- and dining area
- ✓ 3 Bedrooms
- ✓ Studio
- ✓ Fireplace

## Outdoor area

- ✓ Garden
- ✓ Patio
- ✓ Garden-Shed
- ✓ Fenced-in



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# Location

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**Gries** is a local community in the district of Kusel in Rhineland-Palatinate. It belongs to the municipality of Oberes Glantal.

Gries is a modern residential community with a wonderfully located new development area in the immediate vicinity of the local recreation area Ohmbachsee. In the village, there is a kindergarten, a sports field, two playgrounds, and 2 restaurants. There is an elementary school in Schönenberg-Kübelberg (approx. 4 km).

The village has well-developed local, economic, cycling and hiking trails.

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

The next train station is in Bruchmühlbach-Miesau (8 km).





# Gallery

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Do You Have Questions?

I am happy to answer all your questions personally.

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Mandy Williams