



MANDY WILLIAMS
IHRE IMMOBILIENMAKLERIN



Object-ID: MW23SA36

Modernized sandstone house with original
details

66879 Steinwenden

Moorstraße 36

Details

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| | | | |
|-------------------------------|---------------------|------------------|-----|
| Object type | Single Family House | Barrier-free | No |
| Number of rooms | 5 | Elevator | No |
| Living space approx. | 144 | Balcony | No |
| Land area approx. | 615 | Terrace | Yes |
| Floor | N/A | Garden | Yes |
| Total floors | 2 | Basement | Yes |
| Construction year | 1928 | Built-in kitchen | Yes |
| Year last complete renovation | N/A | Parking spaces | 3 |
| Object condition | Maintained | | |

| | | | |
|-------------------------|--------------------|---------------------|-------------------|
| Heating type | Central heating | Rental status | Occupied by owner |
| Firing type | Gas | Vacant from | After arrangement |
| Condition of heating | Maintained | Rent | N/A |
| Energy certificate type | Demand Certificate | Property management | N/A |
| | | Housing allowance | N/A |
| | | Reserves | N/A |
| | | Reimbursable costs | N/A |

Purchase price per m² 1.735,42 €

Property purchase price 249.900,00 €

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 sandstone house, built in 1928, on 2 floors, with an expandable attic and full basement.
- The property with a shared driveway covers about 615 square meters.
- The covered patio is about 75 square meters and is conveniently accessible from the upper floor.
- The house has 144 square meters of living space distributed over 5 rooms.
- The heart of the house is the open, light-flooded dining and kitchen area.
- A well-kept built-in kitchen with electrical appliances is already included in the purchase price.
- The daylight bathroom is equipped with a bathtub and a shower.
- In addition, there is a guest toilet in the entrance area.
- The floors are equipped with tiles and original floorboards, the plastic windows, partly from 2002, are double-glazed, thermally insulated, and have blinds.
- For the heat provides a central gas heating from 2022. In addition, the fireplace in the living room creates a great ambiance.
- The facade was painted in 2019 in an attractive bright yellow.
- The light-flooded bathroom on the upper floor was newly installed in 2002.
- The complete electrical installation was also newly installed in 2002.
- For motor vehicles, there are two garages and one parking space. The garages were formerly the stable.
- In the basement, with a ceiling height of about 1.90 m, there are two cellar rooms and a boiler room.
- The house is currently occupied by the owner and is available by arrangement.

Kitchen

- ✓ Built-in Kitchen
- ✓ Electrical Appliances

Bathroom

- ✓ 1 Full bath
- ✓ 1 Guest toilet
- ✓ Window

Living rooms

- ✓ 1 Living room
- ✓ Fireplace
- ✓ 1 Dining area
- ✓ 3 Bed room

Outdoor area

- ✓ Terrasse
- ✓ Garden
- ✓ Fence
- ✓ 1 Storage room



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Location

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Steinwenden is a local community in the Kaiserslautern district in Rhineland-Palatinate. It belongs to the municipality of Ramstein-Miesenbach.

There is a kindergarten in Steinwenden.

The region at the transition from the Landstuhler Bruch to the Nordpfälzer Bergland invites to extensive walks and hikes, bicycle tours through varied nature, and for every demand.

The country road 363 runs through Steinwenden and the district road 9 connects the community of Hütschenhausen and Kottweiler-Schwanden. The nearest highway junctions are Ramstein-Miesenbach on the A6 Saarbrücken-Mannheim and Hütschenhausen on the A63.

By public transport there are the following connections:

In Steinwenden is a train station that runs every hour.



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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
Your real estate agent



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