



**MANDY WILLIAMS**

IHRE IMMOBILIENMAKLERIN



Object-ID: MW23SA36

Modernized sandstone house with original  
details

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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	Occupancy 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
Energy rating	270,2	House money	N/A
Energy efficiency class	H	Reserves	N/A
		Apportionable costs	N/A
Purchase price per m <sup>2</sup>			1.735,42 €
<b>Property purchase price</b>			<b>249.900,00 €</b>
Commission for purchasers (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)



# Features

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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 with a dormer has 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.
- The roof of the house was newly covered in 1997.
- 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 1.80 m, there are two cellar rooms and a boiler room.
- The house is currently occupied by the owner and is **available end of March 2024**.

## 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

- ✓ Patio
- ✓ 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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