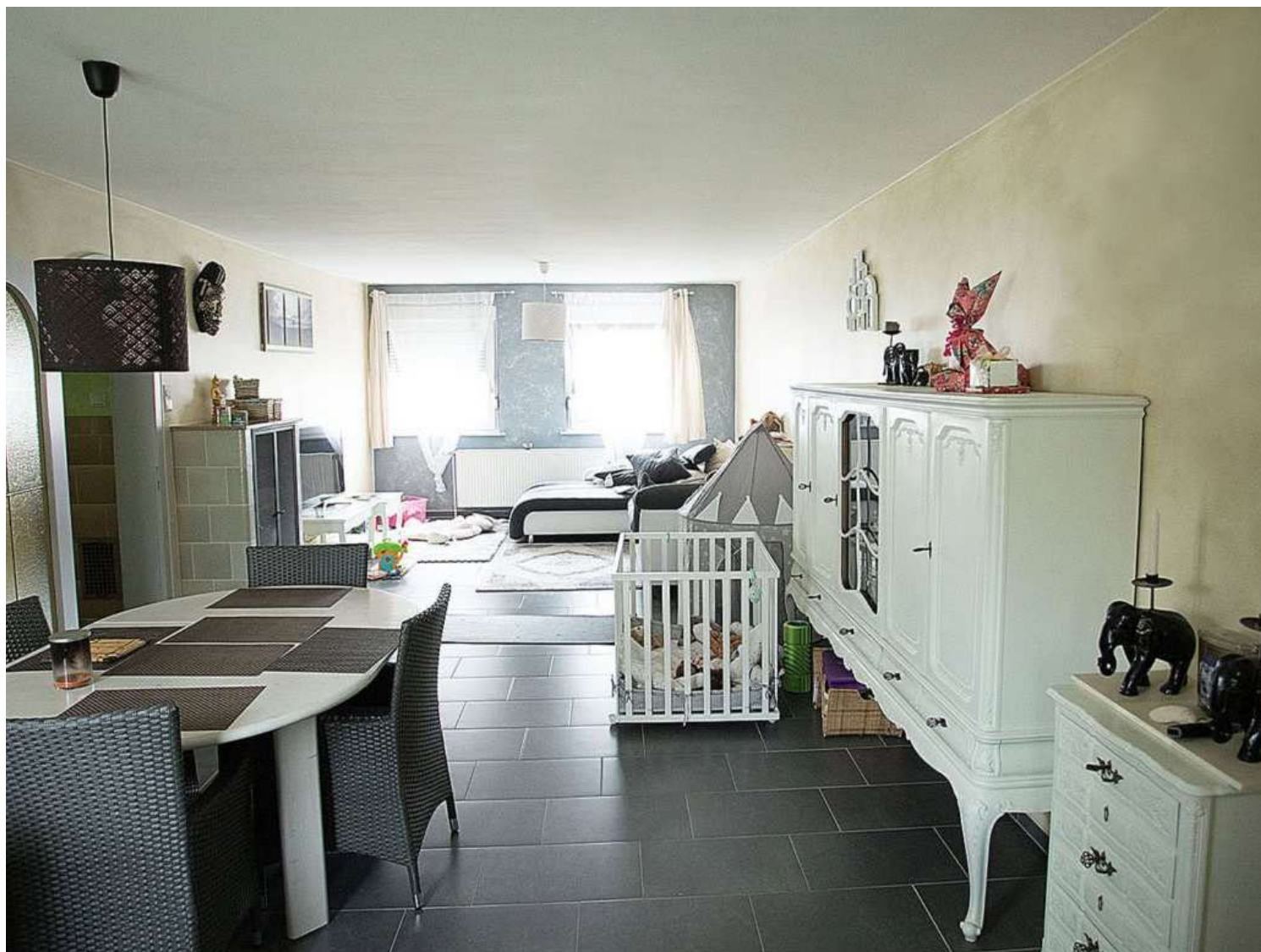




MANDY WILLIAMS

IHRE IMMOBILIENMAKLERIN



Object-ID: MW24HK25

Charming Two-Family House with Large Commercial Unit

67657 Kaiserslautern

Diestelstraße 25

Details

Diestelstraße 25 • 67657 Kaiserslautern

Object type	Two-Family House	Quality of Facilities	Sehr Gepflegt
Number of rooms	6	Barrier-free	No
Living space approx.	232	Elevator	No
Land area approx.	320	Balcony	No
Floor	N/A	Terrace	Yes
Total floors	3	Garden	No
Construction year	1954	Basement	No
Year last complete renovation	2013	Built-in kitchen	Yes
Object condition	Well Maintained	Parking spaces	3
Heating type	Central heating	Occupancy status	Occupied by Owner
Firing type	Gas	Rent	550,00
Condition of heating	Maintained	Property management	N/A
Energy certificate type	Performance Certificate	House money	N/A
Energy rating	120,70	Reserves	N/A
Energy efficiency class	D	Apportionable costs	N/A
Purchase price per m ²			1.147,46€
Property purchase price			484.800,00€
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



Features

Diestelstraße 25 • 67657 Kaiserslautern



- This beautiful, classically accented two-family house, covering over 422 square meters, was built in 1954 and spans three floors, offering an ideal combination of residential and commercial space.
- An extension was added in 1972, and in 2013, the building was extensively renovated, except for the roof and facade, allowing it to be presented in a modern and well-maintained condition.
- Special features include underfloor heating in the commercial area and shower room, fireplaces on the upper and attic floors, built-in wardrobes, arched doors, and a terrace over 50 square meters for social hours outdoors.
- The property covers about 320 square meters and offers parking in the courtyard.
- With 232 square meters of living space, the house is distributed over six rooms, including an area for older children to develop.
- The heart of the home is the open, light-filled living and dining area with a fireplace, offering a beautiful view of the terrace—ideal for relaxation.
- A modern fitted kitchen with plenty of storage space is included in the purchase price.
- The daylight bathrooms feature walk-in showers, as well as a spacious bathroom in the extension with an XL bathtub for wellness moments.
- Floors are partially tiled and partially laminated. The plastic windows are double and triple glazed, insulated, and equipped with shutters.
- Heating is provided by a gas central and underfloor heating system; the fireplace in the living room creates a cozy atmosphere.
- A garage and two parking spaces in the courtyard provide additional convenience and easy access to the residential and commercial areas.
- The attic apartment impresses with its thoughtful design, including built-in wardrobes throughout the living area for optimal storage space, and is rented at a base rent of €550.00 plus utilities.
- The commercial space of 190 m² is modernly equipped and offers diverse usage options such as offices, practices, or shops.
- The house, except for the attic, is currently occupied by the owner and is available by arrangement.

Kitchen

- ✓ Ample Storage
- ✓ Pass-Through

Bathroom

- ✓ XL-Bathtub
- ✓ Walk-in Shower
- ✓ Window

Living rooms

- ✓ Open Living and Dining Area
- ✓ View of the Terrace
- ✓ Fireplace

Outdoor area

- ✓ Ample Terrace
- ✓ Garage
- ✓ Parking Lot



Location

Distelstraße 25 • 67657 Kaiserslautern



Kaiserslautern West is a district of Kaiserslautern in Rhineland-Palatinate. The area is characterized by its quiet streets and family-friendly atmosphere. Nearby, there are many green spaces and forests that offer excellent opportunities for outdoor leisure activities and recreation.

The district also has good infrastructure with various shopping options, restaurants, and cafes that are easily accessible.

Educational institutions such as primary and secondary schools are well-represented, as are daycare centers and after-school care options, providing comprehensive child care.

Public Transport Connections

The highway connection is also convenient. The A6 runs nearby, offering quick access to cities like Mannheim and Saarbrücken. Additionally, the A63 is not far away, providing a direct link to Mainz.

The connection to the public transport network is mainly through several bus lines that regularly travel through the district. Well developed bike paths allow for environmentally friendly transportation within the district and to the city center.

Nearby is the main train station of Kaiserslautern, from where numerous regional and long-distance trains depart.

Die Anbindung an das öffentliche Verkehrsnetz erfolgt hauptsächlich durch mehrere Buslinien, die regelmäßig durch den Stadtteil fahren. Gut ausgebaute Radwege ermöglichen eine umweltfreundliche Fortbewegung innerhalb des Stadtteils und in die Innenstadt.

In der Nähe befindet sich der Hauptbahnhof von Kaiserslautern, von wo aus zahlreiche Regional- und Fernzüge abfahren



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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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