



**MANDY WILLIAMS**  
IHRE IMMOBILIENMAKLERIN



Object-ID: MW24UK01

Spacious Single-Family Home with Dream  
Garden

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67659 Kaiserslautern-Morlautern

Neustraße 1

# Details

Neustraße 1 • 67659 Kaiserslautern-Morlautern

Object type	Single Family House	Barrier-free	No
Number of rooms	6	Elevator	No
Living space approx.	202	Balcony	Yes
Land area approx.	745	Terrace	Yes
Floor	N/A	Garden	Yes
Total floors	2	Basement	Yes
Construction year	1954	Built-in kitchen	Yes
Year last complete renovation	N/A	Parking spaces	2
Object condition	Gepflegt	Pets	Yes
Vacant from	Immediately		
Heating type	Central heating	Energy certificate type	In Progress
Firing type	Oil	Energy rating	In Progress
Condition of heating	Maintained	Energy efficiency class	In Progress
<b>Rent cold</b>			<b>1.750,00€</b>
Ancillary costs			Partially Incl.
Heating costs			Not incl.
Rent garage/parking space			Incl.
Deposit			3.000,00€

## 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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- This spacious single-family home was built in 1954 and spans two levels. It features a fully finished basement and exudes characteristic charm.
- Key features include a large living area with a fireplace and big windows for abundant natural light.
- The generous property covers approximately 750 square meters and offers a large, fenced garden and a covered BBQ area.
- The terrace is conveniently accessible from the basement or ground floor.
- With a living space of approximately 202 square meters, the house is spread over 6 rooms.
- The centerpiece is the open, light-filled living and dining area with a fireplace, offering a magnificent view of the garden—ideal for relaxation.
- The balcony faces southwest, perfectly complementing the rooms.
- A fitted kitchen with appliances serves as a passageway.
- The bright bathrooms feature a bathtub and/or shower, plus there is an additional external WC.
- The floors are tiled and laminated. Windows are made of double-glazed plastic with shutters.
- An oil central heating system provides heating, and the fireplace in the living room ensures a cozy ambiance.
- Outside, there are parking spaces and a double carport available.
- The basement houses two storage rooms as well as a heating and tank room.
- The tenant is responsible for paying electricity and water bills monthly as well as oil yearly to the local providers.

## Kitchen

- ✓ Ample Storage
- ✓ Connecting Room
- ✓ Electrical Appliances

## Bathroom

- ✓ Bathtub
- ✓ Shower
- ✓ Window

## Living rooms

- ✓ Open living- and dining area
- ✓ View of the Garden
- ✓ Fireplace

## Outdoor area

- ✓ Ample Garden
- ✓ Patio
- ✓ Balcony
- ✓ Covered BBQ Area



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# Location

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**Morlautern** is a district of Kaiserslautern in Rhineland-Palatinate. The area is characterized by its quiet streets and family-friendly atmosphere. Nearby, numerous green spaces and forest areas offer excellent opportunities for outdoor recreational activities.

The district also has a well-developed infrastructure with various shopping options, restaurants, and cafes that are easily accessible.

Educational facilities such as primary schools are well-represented, as are kindergartens and daycare centers, providing comprehensive childcare options.

## Public Transport Connections

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

Public transport is mainly provided by several bus lines that regularly run through the district. Well-developed bike paths allow for eco-friendly commuting within the district and to the city center.

The main train station of Kaiserslautern is nearby, with numerous regional and long-distance trains departing from there.



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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  
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