



MANDY WILLIAMS
IHRE IMMOBILIENMAKLERIN



Object-ID: MW25SA02

Family Idyl in a Semi-Detached House with
Generosity and Style

66901 Schöneberg-Kübelberg
Elisabethenstraße 2

Details

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Object type	Duplex	Barrier-free	No
Number of rooms	9	Elevator	No
Living space approx.	250	Balcony	Yes
Land area approx.	380	Terrace	Yes
Floor	N/A	Garden	Yes
Total floors	3	Basement	No
Construction year	2002	Built-in kitchen	Yes
Year last complete renovation	N/A	Parking spaces	3
Object condition	Maintained	Pets	Yes
Vacant from	Immediately		
Heating type	Central heating	Energy certificate type	Verbrauchsausweis
Firing type	Gas	Energy rating	185,5
Condition of heating	Maintained	Energy efficiency class	F
Rent cold			2.300,00 €
Ancillary costs			Partially Incl.
Heating costs			Not incl.
Rent garage/parking space			40,00€
Deposit			3.600,00 €

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



Features

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- This spacious semi-detached house was built in 2002 and spans 3 floors without a basement.
- The 380 square meter plot features an open front garden that invites you to linger.
- With a living area of 250 square meters, the house is spread over seven bedrooms and a dressing room.
- The heart of the home is the open, light-filled living and dining area with plenty of space for a cozy sofa landscape – ideal for relaxation and social evenings.
- The terrace is conveniently accessible from the ground floor and perfectly extends the living space for outdoor dining.
- A modern fitted kitchen with top-notch appliances is available.
- The daylight bathrooms have bathtubs and/or showers, while a guest WC is available in the entrance area.
- The laundry room offers additional convenience for everyday life.
- Modern floors made of tiles and laminate are harmoniously coordinated. Double-glazed, heat-insulated windows with shutters ensure a pleasant indoor climate.
- Outdoor parking spaces and a garage are available.
- The house is currently not rented and is available immediately.
- The tenant must independently register additional costs such as heating and electricity with the local community or providers.
- Other additional costs like waste disposal are billed based on a flat rate. Water is billed per person with a flat rate of €40.00.

Kitchen

- ✓ Open built-in Kitchen
- ✓ Electrical Appliances

Bathroom

- ✓ Bathtub
- ✓ Shower
- ✓ "He" and "She" Sink
- ✓ Window

Living rooms

- ✓ View into Patio
- ✓ Large Window

Outdoor area

- ✓ Patio
- ✓ Balcony
- ✓ Front-Yard
- ✓ Garage
- ✓ Parkinglots



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Location

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Schöneberg-Kübelberg is an idyllic district characterized by its quiet streets and family-friendly atmosphere. The area offers many green spaces and forests, providing excellent opportunities for outdoor recreational activities and relaxation.

The infrastructure is well-developed with various shopping options, restaurants, and cafés that are easily accessible. Educational institutions such as primary and secondary schools are well-represented, as well as daycare centers and after-school care, providing comprehensive childcare options.

Public Transportation

The motorway 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 route to Mainz.

The connection to the public transport network is mainly through several bus lines that regularly pass through the area. Well-developed bike paths allow for environmentally friendly travel within the district and to the surrounding areas.



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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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