



**MANDY WILLIAMS**  
IHRE IMMOBILIENMAKLERIN



Object-ID: MW25WD112

Exclusive Hillside Single-Family Home with  
Modern Flair

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67714 Waldfischbach-Burgalben

Am Hang 112

# Details

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Object type	Single Family House	Quality of Facilities	Well Maintained
Number of rooms	6	Barrier-free	No
Living space approx.	190	Elevator	No
Land area approx.	760	Balcony	Yes
Floor	N/A	Terrace	Yes
Total floors	2	Garden	Yes
Construction year	2000	Basement	No
Year last complete renovation	N/A	Built-in kitchen	Yes
Object condition	Maintained	Parking spaces	1
Vacant from	Immediately	Pets	Yes
Heating type	Central heating	Energy certificate type	Consumption Certificate
Firing type	Gas	Energy rating	In Progress
Condition of heating	Maintained	Energy efficiency class	In Progress
<b>Rent cold</b>			<b>1.760,00 €</b>
Ancillary costs			200,00 €
Heating costs			Not incl.
Rent garage/parking space			40,00 €
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 exclusive single-family home spans two floors, with the sleeping area located in the basement
- The entire house is very bright and modern.
- With a living area of approximately 2,045 square feet, the house is distributed over 6 rooms. The heart of the home is the open, light-filled living and dining area, offering a beautiful view of the garden.
- A modern fitted kitchen with top-of-the-line appliances is included in the rent.
- The bathrooms with natural light feature a bathtub and/or shower.
- The spacious property, approximately 8,180 square feet, invites you to relax in its enclosed garden, accessible from the basement or via a spiral staircase from the ground floor.
- A garage is available outside.
- High-quality floors made of parquet, laminate, and tiles are harmoniously coordinated. Double-glazed windows ensure a pleasant indoor climate.
- The house is available immediately and is rented at a base rent of €1,760.00 plus additional costs.
- Additional costs per month: Trash approximately €30.00, water approximately €30.00 per person, garage €40.00, and other costs €25.00.

## Kitchen

- ✓ Modern built-in Kitchen
- ✓ Electrical Appliances

## Bathroom

- ✓ Corner Bathtub
- ✓ Shower
- ✓ Window

## Living rooms

- ✓ Open Living- and Dining Area
- ✓ Parquet

## Outdoor area

- ✓ Patio
- ✓ Balcony



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# Location

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**Waldfischbach-Burgalben** is a community in Rhineland-Palatinate characterized by its quiet location and close-to-nature atmosphere. The surrounding area offers numerous forests and green spaces, providing excellent opportunities for outdoor activities and relaxation.

The community boasts good infrastructure with various shopping options, supermarkets, and specialty shops that are easily accessible. Educational institutions such as primary schools and a secondary school plus are well represented, as well as daycare centers that provide comprehensive childcare.

In Waldfischbach-Burgalben, there are medical practices and pharmacies that ensure basic medical care. For specialized medical treatments, hospitals in nearby cities are easily accessible.

## Public Transport Connection

Waldfischbach-Burgalben is accessible via the B270, which provides quick access to cities like Kaiserslautern and Pirmasens.

The community's train station offers connections to surrounding cities, and several bus lines run regularly through the community.

Additionally, there are well-developed bike paths that allow for environmentally friendly transportation within the community and to the surrounding areas.



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# Gallery

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