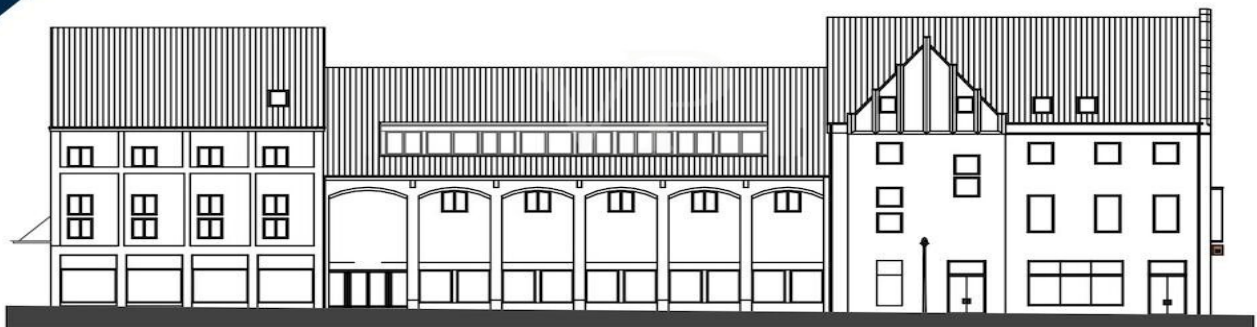


Ingolstadt

# IN-Stadtmitte - 2 ZKB im 2. OG mit Lift - Erstbezug nach Modernisierung

Property ID: 26146002\_01

Neuvorstellung



RENT PRICE: 650 EUR • LIVING SPACE: ca. 48,24 m<sup>2</sup> • ROOMS: 2

**Property ID: 26146002\_01 - 85049 Ingolstadt**

- **At a glance**
- **The property**
- **Energy Data**
- **Floor plans**
- **A first impression**
- **Contact partner**

Property ID: 26146002\_01 - 85049 Ingolstadt

## At a glance

Property ID	26146002_01
Living Space	ca. 48,24 m <sup>2</sup>
Rooms	2
Bedrooms	1
Bathrooms	1
Year of construction	1974

Rent price	650 EUR
Additional costs	145 EUR
Type	Apartment
Modernisation / Refurbishment	2026
Condition of property	Modernised
Equipment	Built-in kitchen

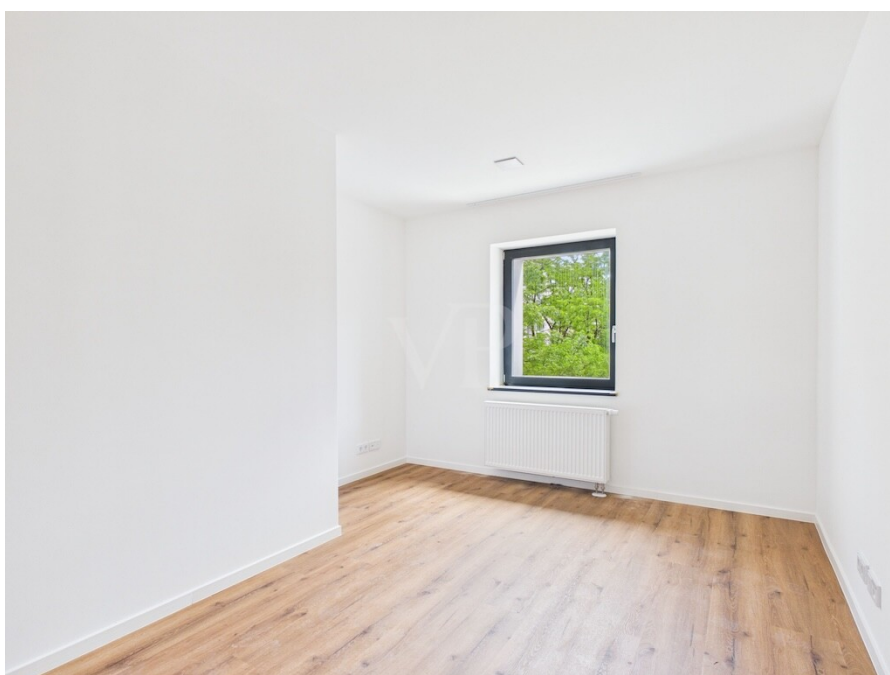
Property ID: 26146002\_01 - 85049 Ingolstadt

## Energy Data

Energy Source	<b>Gas</b>	Energy Certificate	<b>Energy demand certificate</b>
Energy certificate valid until	<b>17.12.2035</b>	Final Energy Demand	<b>95.60 kWh/m²a</b>
		Energy efficiency class	<b>C</b>
		Year of construction according to energy certificate	<b>1974</b>

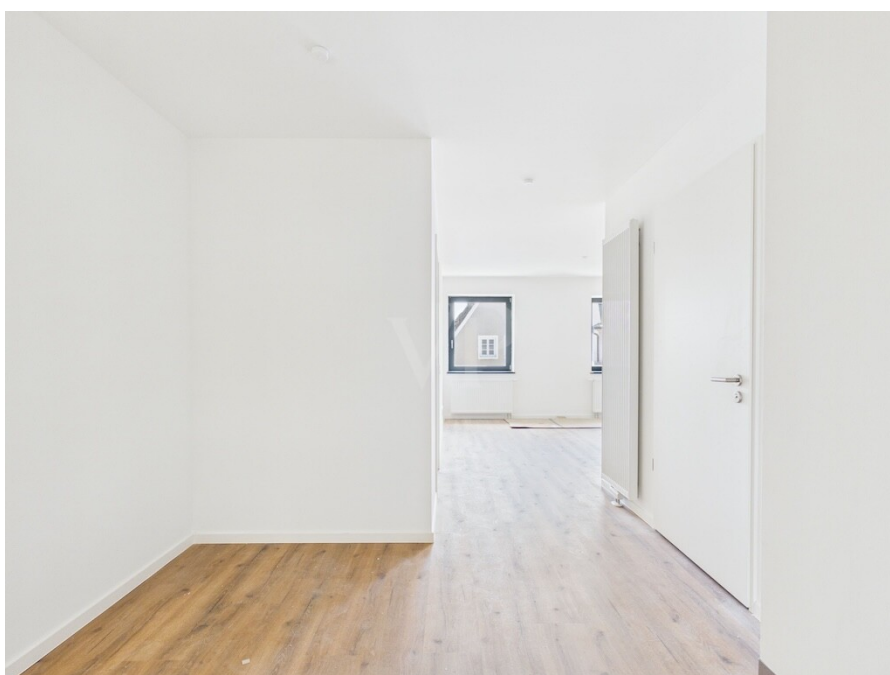
Property ID: 26146002\_01 - 85049 Ingolstadt

## The property



Property ID: 26146002\_01 - 85049 Ingolstadt

## The property



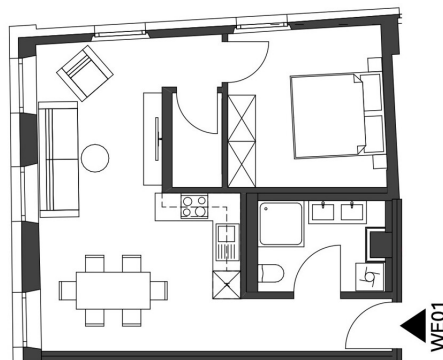
Property ID: 26146002\_01 - 85049 Ingolstadt

## The property



Property ID: 26146002\_01 - 85049 Ingolstadt

## Floor plans



Wohnflächen WE01	
Raumname	Nutzfläche
Wohn / Ess / Küche	25,26
Schlafen	11,61
Bad	5,42
Flur	3,74
Abst.	2,21
	<b>48,24 m<sup>2</sup></b>



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

**Property ID: 26146002\_01 - 85049 Ingolstadt**

## **A first impression**

**\*\*\* SELTENE GELEGENHEIT \*\*\***

**Exklusive 2 ZKB Mietwohnung im 2. OG in aufwendig saniertem Mehrfamilienhaus, IN-Stadtmitte**

**mtl. Kalt-Monatsmiete: 650,00 €**

**zzgl. mtl. Miete Einbauküche: 75,00 €**

**= mtl. Gesamt-Kaltniete: 725,00 €**

**zzgl. mtl. NK-Vorauszahlung: 145,00 €**

**= mtl. Gesamtmiete inkl. NK-Vorauszahlung: 870,00 €**

**Bitte ausschließlich schriftliche Anfragen über das Kontaktformular.**

**Property ID: 26146002\_01 - 85049 Ingolstadt**

## Contact partner

**For further information, please contact your contact person:**

**Andreas Lindner**

---

**Ziegelbräustraße 14, 85049 Ingolstadt**

**Tel.: +49 841 - 99 33 27 22**

**E-Mail: [ingolstadt@von-poll.com](mailto:ingolstadt@von-poll.com)**

*To the Disclaimer of von Poll Immobilien GmbH*

---

**[www.von-poll.com](http://www.von-poll.com)**