

Göppingen

# Large apartment on 2 levels in a quiet and exclusive suburban location

Property ID: 25120007



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RENT PRICE: 1.800 EUR • LIVING SPACE: ca. 160 m<sup>2</sup> • ROOMS: 4

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## At a glance

|                      |                           |
|----------------------|---------------------------|
| Property ID          | 25120007                  |
| Living Space         | ca. 160 m²                |
| Rooms                | 4                         |
| Bedrooms             | 2                         |
| Bathrooms            | 2                         |
| Year of construction | 1994                      |
| Type of parking      | 3 x Outdoor parking space |

|                               |                                                 |
|-------------------------------|-------------------------------------------------|
| Rent price                    | 1.800 EUR                                       |
| Additional costs              | 370 EUR                                         |
| Total Space                   | ca. 160 m²                                      |
| Modernisation / Refurbishment | 2025                                            |
| Condition of property         | Well-maintained                                 |
| Construction method           | Solid                                           |
| Equipment                     | Terrace, Guest WC, Garden / shared use, Balcony |

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## Energy Data

|                                |                   |                                                      |                                |
|--------------------------------|-------------------|------------------------------------------------------|--------------------------------|
| Energy Source                  | Light natural gas | Energy Certificate                                   | Energy consumption certificate |
| Energy certificate valid until | 29.11.2025        | Final energy consumption                             | 103.80 kWh/m²a                 |
| Power Source                   | Gas               | Energy efficiency class                              | D                              |
|                                |                   | Year of construction according to energy certificate | 1994                           |

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## A first impression

The apartment offered here is located on the ground floor and garden level of a well-maintained three-family house, completed in 1994. This property enjoys an excellent location on the outskirts of the city and, with its generous layout, offers ideal conditions for various uses. Previously used as a commercial unit/office, the rooms are already quite spacious, but even more rooms could be created with minor modifications such as drywall partitions. The four rooms are spread over approximately 160 square meters across two levels, allowing for flexible layout options. On the ground floor, you enter the property through a welcoming entrance hall that leads into the living room. This level also includes one of the two bathrooms with modern fixtures, as well as one of the two fully equipped kitchenettes, which can be closed off with a folding door. A balcony is also available. A spiral staircase leads to the garden level, which houses the remaining rooms. There you will find the second bathroom and a separate WC. The aforementioned second kitchenette is also located on this level. The layout of the property is therefore ideally suited for combining living and working under one roof, or even for multi-generational living. Access to the terrace and large garden offers a pleasant opportunity for relaxation. In addition to the living space, the property features functional basement rooms, perfect for storage. A highlight is the existing server rack, which meets the technical requirements of modern work. Three parking spaces are available on the property, ensuring convenient parking right at the house.

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## Details of amenities

- \* 4 Zimmer (Parkett und Teppich, der nach Absprache noch erneuert wird, ebenso das Einziehen von Wänden)
- \* 2 Küchenzeilen
- \* 2 Bäder
- \* 1 Zusätzliches WC
- \* Terrasse und Garten
- \* Kellerräume
- \* 3 PKW Stellplätze (mit EUR 120,- in Kaltmiete enthalten)
- \* Serverschrank

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## All about the location

Lage am Stadtrand von Göppingen in einem gehobenem Umfeld.

Zum Zentrum sind es nur wenige Gehminuten.

Sämtliche Einkaufsmöglichkeiten sind schnell erreichbar, ebenso der Bahnhof.

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## Other information

Es liegt ein Energieverbrauchsausweis vor.

Dieser ist gültig bis 29.11.2025.

Endenergieverbrauch beträgt 103.80 kwh/(m<sup>2</sup>\*a).

Wesentlicher Energieträger der Heizung ist Erdgas leicht.

Das Baujahr des Objekts lt. Energieausweis ist 1994.

Die Energieeffizienzklasse ist D.

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## Contact partner

For further information, please contact your contact person:

Marcus Rippler

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