

Göppingen

# Spacious 4-room apartment in Reusch with fantastic views

Property ID: 25120018

RESERVIERT



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**PURCHASE PRICE: 275.000 EUR • LIVING SPACE: ca. 98,59 m<sup>2</sup> • ROOMS: 4**

**Property ID: 25120018 - 73033 Göppingen**

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## At a glance

Property ID	25120018	Purchase Price	275.000 EUR
Living Space	ca. 98,59 m <sup>2</sup>	Type	Apartment
Floor	6	Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Rooms	4	Modernisation / Refurbishment	2021
Bedrooms	3	Condition of property	Well-maintained
Bathrooms	1	Construction method	Solid
Year of construction	1975	Equipment	Guest WC, Balcony
Type of parking	1 x Underground car park		

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## Energy Data

Type of heating	Central heating	Energy Certificate	Energy consumption certificate
Energy Source	Light natural gas	Final energy consumption	91.00 kWh/m <sup>2</sup> a
Energy certificate valid until	11.12.2027	Energy efficiency class	C
Power Source	Gas	Year of construction according to energy certificate	1975

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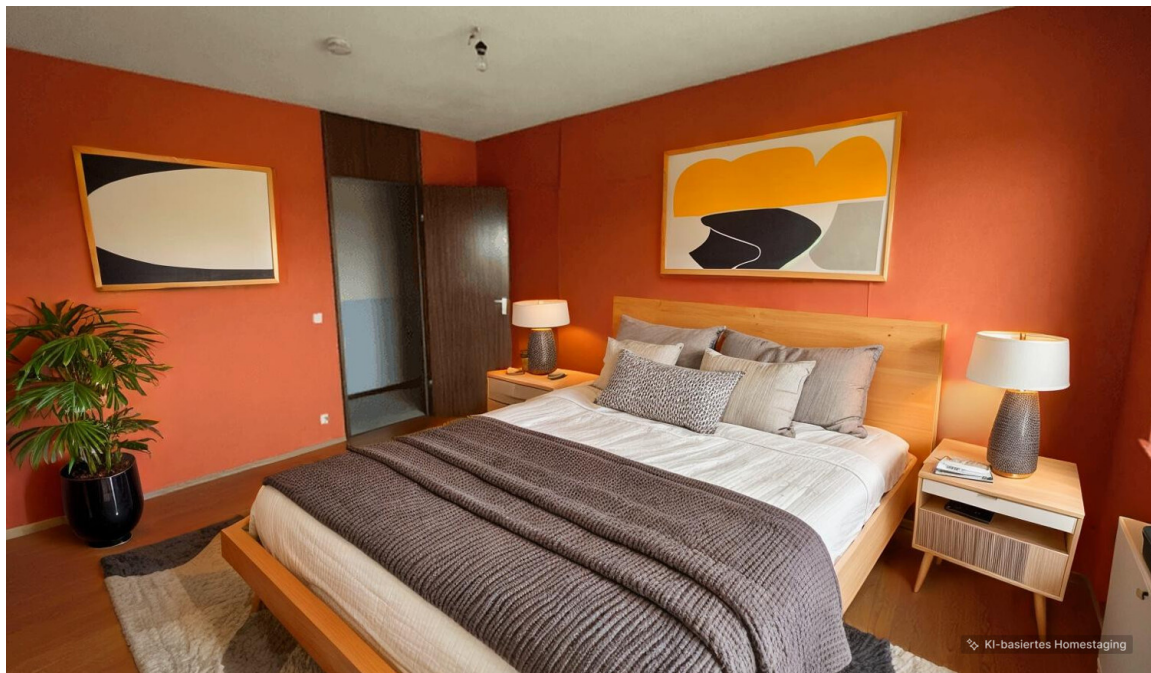
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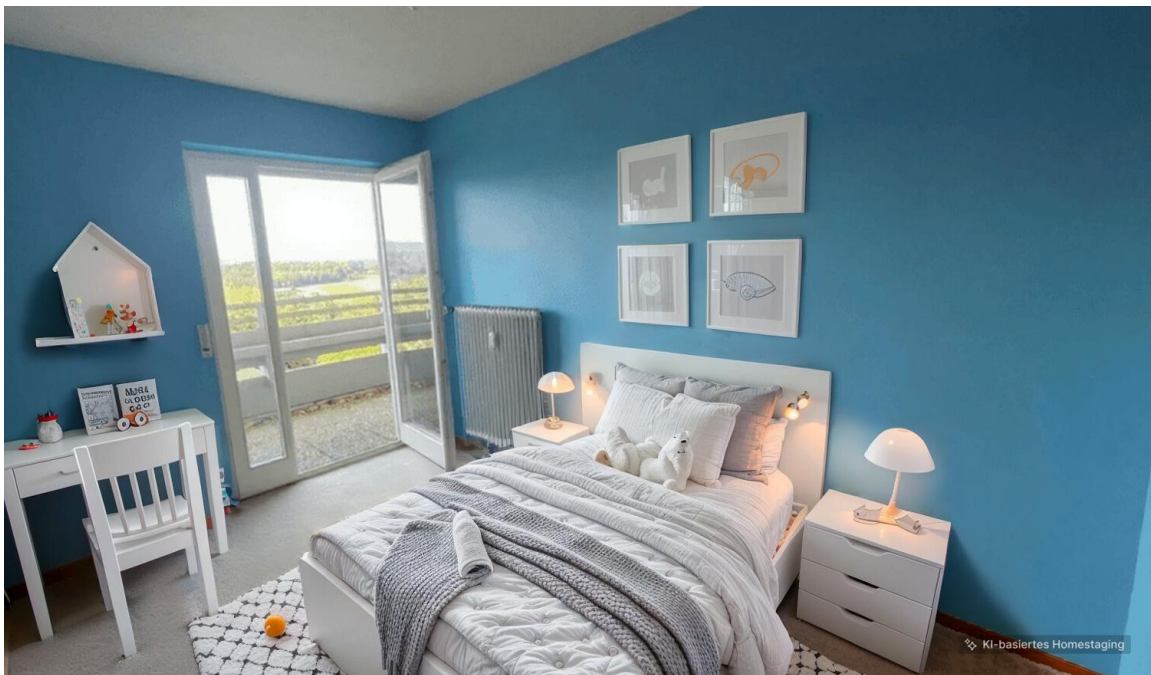
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## **A first impression**

This spacious 4-room apartment is located on the top floor of a multi-family building constructed in 1975 in a quiet area of Göppingen. With approximately 98.59 m<sup>2</sup> of living space, the property offers ample room for couples or families. The building, and especially the stairwell and elevator, were modernized in 2021, so the property is in good condition and only minor renovations (walls and floors) are needed in the apartment itself. The elevator provides convenient access to the top floor. Upon entering the apartment, you'll find an entrance area with a practical storage room and space for a wardrobe. The adjacent living area is flooded with natural light and offers plenty of space for a comfortable seating area and a dining area. A highlight of the apartment is the large balcony, which offers a sensational view of the Swabian Alps. It is accessible from the living room and one of the two children's bedrooms. Adjacent to the living area are three bedrooms of varying sizes, which can be used flexibly as bedrooms, children's rooms, or offices. The bathroom is equipped with a bathtub, sink, and washing machine connection. The toilet is located in a separate room. The kitchen is unfurnished, allowing you to design it according to your own preferences. Two storage rooms within the apartment offer additional storage space and enhance the apartment's practicality. Another advantage of this property is the large basement storage room, providing further storage options. A parking space in the underground garage is also included, ensuring convenient parking. The apartment's fixtures and fittings meet standard requirements, allowing future residents to personalize the space to their liking.

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## **Details of amenities**

**\*Großes Wohn-/Esszimmer**

**\*3 Schlafzimmer**

**\*2 Abstellräume**

**\*Moderates Hausgeld mit mtl. EUR 285,-**

**\*Gepflegtes Haus**

**\*Aufzug (renoviert in 2021)**

**\*TG-Stellplatz**

**\*teilweise neue Fenster (2011)**

**\*Bad in 1995 renoviert**

**\*Hausmeisterservice/Winterdienst**

**Bezüglich der Ratenbelastung bei einer Finanzierung ist anzumerken, dass diese mietähnlich ist, was insbesondere für Käufer interessant ist, die in den eigenen vier Wänden wohnen und dennoch vergleichbaren finanziellen Aufwand wie bei einer Miete haben möchten.**

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## **All about the location**

**Gute und ruhige Lage in Göppingen. In nur 3 Minuten gelangt man auf die B10.**

**Kindergärten, Schulen und Einkaufsmöglichkeiten sind schnell und gut erreichbar.**

**Göppingen bietet eine gute Infrastruktur an und ist gut an das öffentliche Netzangeschlossen.**

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## **Other information**

**Es liegt ein Energieverbrauchsausweis vor.**

**Dieser ist gültig bis 11.12.2027.**

**Endenergieverbrauch beträgt 91.00 kWh/(m<sup>2</sup>\*a).**

**Wesentlicher Energieträger der Heizung ist Erdgas leicht.**

**Das Baujahr des Objekts lt. Energieausweis ist 1975.**

**Die Energieeffizienzklasse ist C.**

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## Contact partner

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

**Marcus Rippler**

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*To the Disclaimer of von Poll Immobilien GmbH*

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