

Zell unter Aichelberg

Small house in a great location in Zell unter Aichelberg

Property ID: 25120037



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PURCHASE PRICE: 315.000 EUR • LIVING SPACE: ca. 70,2 m² • ROOMS: 3 • LAND AREA: 407 m²

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At a glance

Property ID	25120037
Living Space	ca. 70,2 m ²
Roof Type	Gabled roof
Rooms	3
Bedrooms	2
Bathrooms	1
Year of construction	1972
Type of parking	1 x Outdoor parking space, 1 x Garage

Purchase Price	315.000 EUR
Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Modernisation / Refurbishment	2007
Condition of property	Needs renovation
Construction method	Prefabricated components
Equipment	Terrace, Guest WC, Garden / shared use

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Energy Data

Type of heating	Central heating	Energy Certificate	Energy demand certificate
Energy Source	Oil	Final Energy Demand	296.10 kWh/m²a
Energy certificate valid until	20.10.2035	Energy efficiency class	H
Power Source	Oil	Year of construction according to energy certificate	1972

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The property



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A first impression

This small detached house, built in 1972, is located in a quiet and sought-after residential area of Zell unter Aichelberg. It offers approximately 70 m² of living space on a plot of around 407 m². The property has been reliably rented since 1995. The current monthly rent is €674.90. It is a prefabricated house of the OKAL Haus Type 92 SPI type, which has been partially modernized over the years: 2004: attic insulation; 2005: window replacement; 2007: oil boiler replacement. The property is heated by an oil-fired central heating system. The house offers a total of three rooms: a cozy living area with access to the garden, a large bedroom, a smaller room, and a bathroom with a shower and bathtub. The kitchen is generously sized, as is the entrance area with a storage room. The attic is insulated but not yet converted into living space, offering potential for expansion. The basement contains the laundry room and several storage rooms. The property offers ample space for a garden, patio, or expansion. A garage and one outdoor parking space in front of it are included. Additional storage space is available behind the garage. The property itself is the real highlight of this offer: it provides plenty of room for a garden, patio, expansion, or even the future construction of a new house. The location is quiet and pleasant, in an established neighborhood with good neighbors. This small house is a great alternative to an apartment. Viewings are possible at short notice.

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Details of amenities

- Kleines gemütliches Haus in ruhiger Lage von Zell
- Schöner Garten
- Ausbaureserve im DG
- Viel Platz im Keller
- 1 Garage
- 1 weiterer Stellplatz vor der Garage und Freifläche hinter der Garage

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All about the location

Das Haus liegt in ruhiger, familienfreundlicher Wohnlage von Zell unter Aichelberg, einer beliebten Gemeinde am Albtrauf zwischen Göppingen und Kirchheim unter Teck. Das Wohngebiet ist geprägt von Ein- und Zweifamilienhäusern mit gepflegten Gärten und wenig Verkehr.

In wenigen Minuten erreicht man den Ortskern mit Einkaufsmöglichkeiten, Kindergarten, Schule und Bushaltestellen.

Durch die nahe B10 und A8 besteht eine sehr gute Verkehrsanbindung Richtung Göppingen, Stuttgart und Ulm.

Spazier- und Radwege in die umliegende Natur beginnen direkt vor der Haustür.

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Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 20.10.2035.

Endenergiebedarf beträgt 296.10 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Öl.

Das Baujahr des Objekts lt. Energieausweis ist 1972.

Die Energieeffizienzklasse ist H.

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Contact partner

For further information, please contact your contact person:

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