

Bayreuth / Wolfsbach – Bayreuth

2-room apartment with balcony in well-maintained condition – currently rented

Property ID: 25093062



PURCHASE PRICE: 155.000 EUR • LIVING SPACE: ca. 52 m² • ROOMS: 2

Property ID: 25093062 - 95448 Bayreuth / Wolfsbach – Bayreuth

- At a glance
- The property
- Energy Data
- A first impression
- Details of amenities
- All about the location
- Other information
- Contact partner

Property ID: 25093062 - 95448 Bayreuth / Wolfsbach – Bayreuth

At a glance

Property ID	25093062
Living Space	ca. 52 m²
Floor	1
Rooms	2
Bathrooms	1
Year of construction	1994

Purchase Price	155.000 EUR
Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Condition of property	Well-maintained
Construction method	Solid
Equipment	Built-in kitchen, Balcony

Property ID: 25093062 - 95448 Bayreuth / Wolfsbach – Bayreuth

Energy Data

Type of heating	Central heating	Energy Certificate	Energy consumption certificate
Energy Source	Gas	Final energy consumption	95.00 kWh/m²a
Energy certificate valid until	20.06.2028	Energy efficiency class	C
Power Source	Gas	Year of construction according to energy certificate	1994

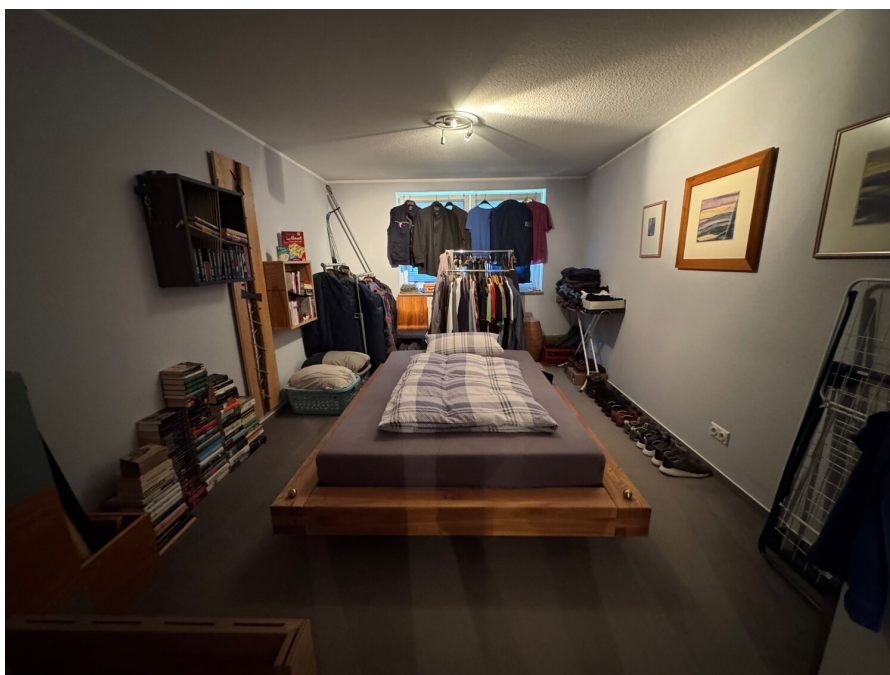
Property ID: 25093062 - 95448 Bayreuth / Wolfsbach – Bayreuth

The property



Property ID: 25093062 - 95448 Bayreuth / Wolfsbach – Bayreuth

The property



Property ID: 25093062 - 95448 Bayreuth / Wolfsbach – Bayreuth

The property



Property ID: 25093062 - 95448 Bayreuth / Wolfsbach – Bayreuth

A first impression

For sale is a bright and well-laid-out 2-room apartment of approximately 52 m² on the first floor of a well-maintained apartment building constructed in 1994. The unit has been rented to a single gentleman for almost 20 years and is in excellent condition. The apartment features an entrance hall leading to the kitchen, a spacious living and dining area, a bedroom, a bathroom with a bathtub and washing machine connection, and a balcony perfect for relaxing. A cellar compartment provides additional storage space. The property also includes a duplex parking space, with the upper space assigned to the apartment. This property is ideal for singles, couples, or investors – both for personal use and for long-term rental in Bayreuth. For further information, please contact Mr. Thomas Wilke at +49 151 561 962 92.

Property ID: 25093062 - 95448 Bayreuth / Wolfsbach – Bayreuth

Details of amenities

- Balkon mit Süd-West Ausrichtung
- Duplex-Stellplatz in der Tiefgarage
- Waschmaschinenanschluss im Bad
- Kellerabteil für zusätzlichen Stauraum

Property ID: 25093062 - 95448 Bayreuth / Wolfsbach – Bayreuth

All about the location

Die Immobilie befindet sich im beliebten Bayreuther Stadtteil Wolfsbach.

Dank der erstklassigen Stadtrandlage genießen Sie eine ruhige Wohnatmosphäre und profitieren gleichzeitig von der Nähe zu allen Annehmlichkeiten des täglichen Lebens sowie der schnellen Anbindung an die A9.

Property ID: 25093062 - 95448 Bayreuth / Wolfsbach – Bayreuth

Other information

Es liegt ein Energieverbrauchsausweis vor.

Dieser ist gültig bis 20.6.2028.

Endenergieverbrauch beträgt 95.00 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Gas.

Das Baujahr des Objekts lt. Energieausweis ist 1994.

Die Energieeffizienzklasse ist C.

Property ID: 25093062 - 95448 Bayreuth / Wolfsbach – Bayreuth

Contact partner

For further information, please contact your contact person:

Mark Beyer

Hohenzollernring 73, 95444 Bayreuth

Tel.: +49 921 - 73 04 553

E-Mail: bayreuth@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com