

## Gimbsheim

# Small house with good structural integrity in a quiet and natural setting in Gimbsheim!

Property ID: 24154005



PURCHASE PRICE: 155.000 EUR • LIVING SPACE: ca. 85 m<sup>2</sup> • ROOMS: 1 • LAND AREA: 63 m<sup>2</sup>

Property ID: 24154005 - 67578 Gimbsheim

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## At a glance

|                      |                       |
|----------------------|-----------------------|
| Property ID          | 24154005              |
| Living Space         | ca. 85 m <sup>2</sup> |
| Roof Type            | Gabled roof           |
| Rooms                | 1                     |
| Bedrooms             | 1                     |
| Bathrooms            | 1                     |
| Year of construction | 2010                  |

|                       |                                                                           |
|-----------------------|---------------------------------------------------------------------------|
| Purchase Price        | 155.000 EUR                                                               |
| Commission            | Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises |
| Condition of property | Modernised                                                                |
| Construction method   | Solid                                                                     |

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## Energy Data

|                                |                              |                                                      |                           |
|--------------------------------|------------------------------|------------------------------------------------------|---------------------------|
| Type of heating                | Single-storey heating system | Energy Certificate                                   | Energy demand certificate |
| Energy Source                  | Electro                      | Final Energy Demand                                  | 91.50 kWh/m²a             |
| Energy certificate valid until | 15.04.2034                   | Energy efficiency class                              | C                         |
| Power Source                   | Electric                     | Year of construction according to energy certificate | 2010                      |

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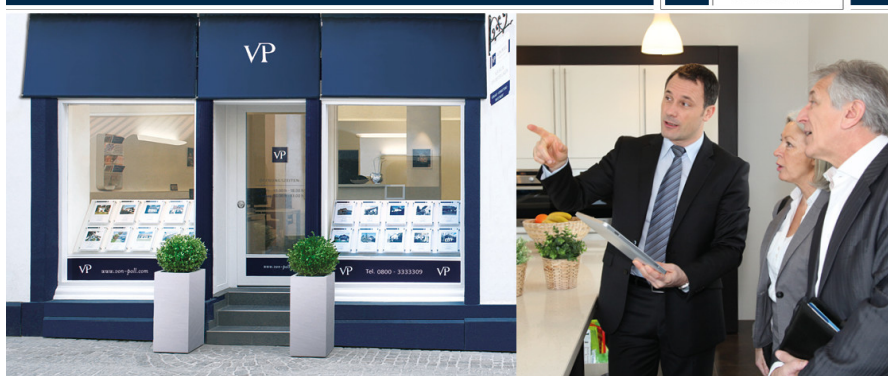


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## The property



FÜR SIE IN DEN BESTEN LAGEN



Gern informieren wir Sie persönlich über weitere Details zur Immobilie.  
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## A first impression

This terraced house, built in 2010, offers approximately 85 m<sup>2</sup> of living space, providing ample room for singles or couples. The property boasts an open-plan layout that creates a pleasant living environment. It is ideal not only for couples and singles but also for companies seeking temporary accommodation for employees on short-term projects. Future owners can look forward to a peaceful and tranquil setting. The terraced house was professionally constructed in 2010 using Poroton blocks, a process documented photographically by the owner. The quiet location guarantees a relaxing and peaceful atmosphere. The property is situated in a very quiet area, bordering directly on a nature reserve. Overall, the terraced house offers a solid living option in a peaceful environment. Its location, size, and features make this property an attractive option for those seeking a comfortable home. Please clarify your financing options before scheduling a viewing.

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## Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 15.4.2034.

Endenergiebedarf beträgt 91.50 kwh/(m<sup>2</sup>\*a).

Wesentlicher Energieträger der Heizung ist Elektro.

Das Baujahr des Objekts lt. Energieausweis ist 2010.

Die Energieeffizienzklasse ist C.

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## Contact partner

For further information, please contact your contact person:

Markus Platt

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