

Seligenstadt / Froschhausen – Froschhausen

## 2-room apartment including underground parking space as an investment property

Property ID: 25117008



PURCHASE PRICE: 189.000 EUR • LIVING SPACE: ca. 54,45 m<sup>2</sup> • ROOMS: 2

Property ID: 25117008 - 63500 Seligenstadt / Froschhausen – Froschhausen

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- Other information
- Contact partner

Property ID: 25117008 - 63500 Seligenstadt / Froschhausen – Froschhausen

## At a glance

Property ID	25117008
Living Space	ca. 54,45 m <sup>2</sup>
Rooms	2
Bathrooms	1
Year of construction	1998

Purchase Price	189.000 EUR
Commission	Käuferprovision beträgt 2,975 % (inkl. MwSt.) des beurkundeten Kaufpreises
Condition of property	Well-maintained
Usable Space	ca. 7 m <sup>2</sup>
Equipment	Terrace

Property ID: 25117008 - 63500 Seligenstadt / Froschhausen – Froschhausen

## Energy Data

Type of heating	Central heating
Energy Source	Heavy natural gas
Energy certificate valid until	30.07.2028
Power Source	Gas

Energy Certificate	Energy consumption certificate
Final energy consumption	142.00 kWh/m²a
Energy efficiency class	E
Year of construction according to energy certificate	2018

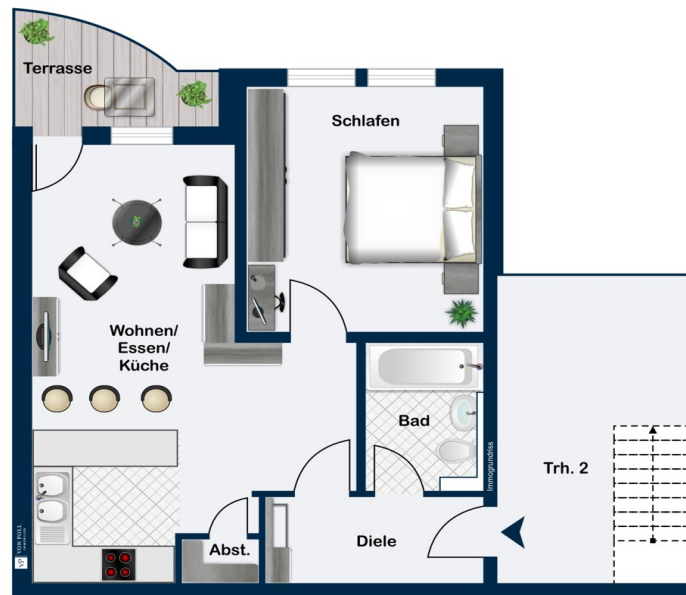
Property ID: 25117008 - 63500 Seligenstadt / Froschhausen – Froschhausen

## The property



Property ID: 25117008 - 63500 Seligenstadt / Froschhausen – Froschhausen

## Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

**Property ID: 25117008 - 63500 Seligenstadt / Froschhausen – Froschhausen**

## A first impression

Here you have the opportunity to purchase a well-maintained apartment built in 1998. This property boasts a living area of approximately 54.45 m<sup>2</sup> and features two well-proportioned rooms. The apartment has been rented since 2020. The layout includes a bright living room, which extends onto a terrace, providing a pleasant outdoor relaxation area. The bedroom offers ample space for a double bed and a wardrobe, ideal for singles or couples. The fitted kitchen is included in the rent and provides all necessary appliances and a practical work surface. The bathroom features a shower and lacks natural light; however, integrated lighting ensures sufficient brightness and a pleasant ambiance. The apartment has been consistently maintained and is in good condition. Heating is provided by an efficient gas central heating system, which was replaced in 2018. This ensures a comfortable indoor climate year-round. The rental agreement is structured as follows: The base rent is €620.00, plus additional costs of €200.00. An underground parking space can be rented for an additional €30.00 per month, resulting in a total monthly rent of €850.00. The monthly service charge is €350.00. The apartment is located in a quiet residential area that also offers good access to public transportation and shopping facilities. This makes it an attractive place to live with good infrastructure. Additional features include central heating, which ensures consistent warmth throughout the building. The entire property boasts a standard level of finish that meets everyday needs. This property offers an attractive opportunity for buyers seeking a solid and well-located property that is already rented to reliable tenants. Continuous occupancy since 2020 speaks to the apartment's appeal and the current tenants' satisfaction. Should you be interested in a viewing or have any further questions about the property, please do not hesitate to contact us. Take advantage of this opportunity to acquire a well-maintained and conveniently located apartment. Contact us for more information or to arrange a viewing appointment.

Property ID: 25117008 - 63500 Seligenstadt / Froschhausen – Froschhausen

## Details of amenities

Kaltmiete 620,00 €

Nebenkosten 200,00 €

Tiefgarage 30,00 €

Gesamt 650,00 €

Hausgeld 350,00 €

aktuell seit 2020 vermietet

Gasheizung Baujahr 2018

Terrasse

Bad mit Dusche ohne Tageslicht

Einbauküche inkl.

Wohnzimmer

Schlafzimmer



Property ID: 25117008 - 63500 Seligenstadt / Froschhausen – Froschhausen

## Other information

Es liegt ein Energieverbrauchsausweis vor.

Dieser ist gültig bis 30.7.2028.

Endenergieverbrauch beträgt 142.00 kwh/(m<sup>2</sup>\*a).

Wesentlicher Energieträger der Heizung ist Erdgas schwer.

Das Baujahr des Objekts lt. Energieausweis ist 2018.

Die Energieeffizienzklasse ist E.

Property ID: 25117008 - 63500 Seligenstadt / Froschhausen – Froschhausen

## Contact partner

For further information, please contact your contact person:

Alexander Henkel

---

Bahnhofstraße 26, 63500 Seligenstadt

Tel.: +49 6182 - 78 73 47 0

E-Mail: [seligenstadt@von-poll.com](mailto:seligenstadt@von-poll.com)

*To the Disclaimer of von Poll Immobilien GmbH*

---

[www.von-poll.com](http://www.von-poll.com)