Eggenfelden

Centrally located 2-room apartment with large south-facing balcony

Property ID: 25172019

RENT PRICE: 600 EUR • **LIVING SPACE:** ca. 66,32 m² • **ROOMS:** 2

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At a glance

Property ID	25172019
Living Space	ca. 66,32 m²
Rooms	2
Bedrooms	1
Bathrooms	1
Year of construction	2015
Type of parking	1 x Underground car park, 50 EUR (Rent)

Rent price	600 EUR
Additional costs	250 EUR
Condition of property	Well-maintained
Construction method	Solid
Equipment	Balcony

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Energy Data

Type of heating	Underfloor heating
Energy Source	Gas
Energy certificate valid until	06.10.2026
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	40.00 kWh/m²a
Energy efficiency class	A
Year of construction according to energy certificate	2015

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The property

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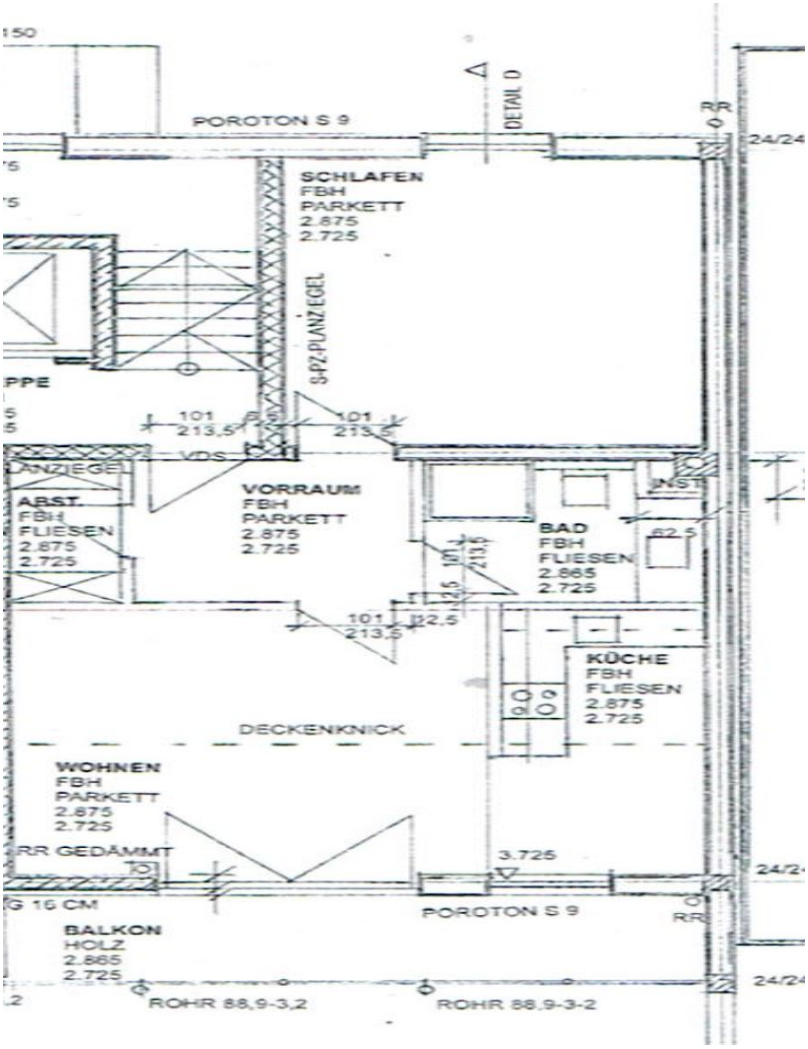
Floor plans



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.

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A first impression

Welcome to this elegant apartment, offering versatile living comfort with its approximately 66.32 m² of living space and well-designed layout. Completed in 2015, the building is in excellent, virtually new condition and boasts modern amenities, accessibility features, and high-quality materials. The apartment is available immediately and is ideal for those who appreciate upscale living. **Layout and Features** The heart of the apartment is the bright, open-plan living room and kitchen area with access to the covered south-facing balcony. Large windows provide excellent natural light and a pleasant atmosphere. The south-facing balcony invites you to relax outdoors – sheltered and usable on sunny days as well as in changeable weather. The kitchen area is functional and offers ample space for cooking. Modern electrical connections leave nothing to be desired and allow for individual kitchen design. The bedroom caters to the needs of discerning residents and serves as a retreat for relaxation and restful nights. Another advantage of the apartment is the practical storage room, which includes a washing machine connection. Additional storage space gives this room added functionality. The modern shower room completes the ensemble and is equipped with high-quality fixtures. The entire apartment features elegant parquet flooring in all living areas and boasts both efficient central heating with controlled ventilation and comfortable underfloor heating to ensure a pleasant indoor climate year-round. The elevator provides barrier-free access directly from the front door to the apartment – a significant plus in terms of convenience. **Further Features** The included underground parking space is particularly practical, offering secure and weatherproof parking and eliminating the need to search for a parking spot. The building's modern condition further enhances the positive overall impression of this property. **Location** The apartment is situated in a very well-connected residential area. Shopping facilities, public transportation, medical care, and schools are all within easy walking distance, making everyday life convenient. **Conclusion** This modern apartment combines high-quality features with a spacious layout and future-oriented construction. Feel free to arrange a viewing appointment and see for yourself the many advantages and the special living experience that characterizes this property.

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Details of amenities

Ab sofort bezugsbereit!
- Wohnzimmer
- separate Küche
- Schlafzimmer
- separater Abstellraum
- neuwertiger Zustand
- barrierefreier Zugang zu den Wohnung vom Haus-Eingang aus
- Fahrstuhl
- helles Wohnzimmer und Küche
- Einbauspots
- großzügiger Süd-Balkon überdacht
- Fußbodenheizung
- Parkett in allen Wohnräumen
- Abstellraum mit Waschmaschinenanschluss
- Duschbad
- Wohnraumbelüftung
- Tiefgaragenstellplatz

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All about the location

Die Wohnung befindet sich in zentraler Lage von Eggenfelden mit kurzen Wegen zu Schulen, Geschäften und öffentlichen Einrichtungen. In unmittelbarer Nähe liegen die Stefan-Krumenauer-Schule und die Grundschule Eggenfelden, ebenso mehrere Kindergärten. Supermärkte wie REWE, Norma und Kaufland, Ärzte, Apotheken und das Kreiskrankenhaus sind schnell erreichbar, was den Alltag besonders unkompliziert macht.

Eggenfelden ist eine lebendige, familienfreundliche Stadt mit stabiler Entwicklung und vielseitigem Freizeitangebot. Parks, Spielplätze, Sportanlagen wie die Realschulturnhalle oder das Stadion bieten gute Möglichkeiten zur Naherholung und für sportliche Aktivitäten. Die Altstadt mit ihrem schönen Stadtplatz, Cafés und Restaurants ist nur wenige Minuten entfernt und lädt zum Bummeln ein. Das Theater an der Rott sorgt zusätzlich für kulturelle Abwechslung.

Die Verkehrsanbindung ist ausgezeichnet: Zwei Bahnstationen, mehrere Buslinien, die Bundesstraßen B20 und B388 sowie die Nähe zu den Autobahnen A94, A3 und A8 ermöglichen eine schnelle Verbindung in alle Richtungen. Auch der Verkehrslandeplatz Eggenfelden ist in kurzer Zeit erreichbar.

Insgesamt bietet diese Lage eine ideale Kombination aus zentraler Erreichbarkeit, guter Nahversorgung und vielfältigen Freizeit- und Kulturmöglichkeiten.

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Other information

Es liegt ein Energiebedarfsausweis vor.
Dieser ist gültig bis 6.10.2026.
Endenergiebedarf beträgt 40.00 kwh/(m²*a).
Wesentlicher Energieträger der Heizung ist Gas.
Das Baujahr des Objekts lt. Energieausweis ist 2015.
Die Energieeffizienzklasse ist A.

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Contact partner

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