

Schmidmühlen

Semi-detached house rented to the US Army as an investment

Property ID: 25230013



PURCHASE PRICE: 230.000 EUR • LIVING SPACE: ca. 125,33 m² • ROOMS: 4 • LAND AREA: 275 m²

Property ID: 25230013 - 92287 Schmidmühlen

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

Property ID: 25230013 - 92287 Schmidmühlen

At a glance

Property ID	25230013
Living Space	ca. 125,33 m ²
Roof Type	Gabled roof
Rooms	4
Bedrooms	3
Bathrooms	2
Year of construction	1998

Purchase Price	230.000 EUR
Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Condition of property	Well-maintained
Construction method	Solid
Equipment	Terrace, Guest WC, Built-in kitchen, Balcony

Property ID: 25230013 - 92287 Schmidmühlen

Energy Data

Type of heating	Central heating	Energy Certificate	Energy consumption certificate
Energy Source	Oil	Final energy consumption	155.43 kWh/m²a
Energy certificate valid until	19.12.2033	Energy efficiency class	E
Power Source	Oil	Year of construction according to energy certificate	1998

Property ID: 25230013 - 92287 Schmidmühlen

The property



Property ID: 25230013 - 92287 Schmidmühlen

The property



Property ID: 25230013 - 92287 Schmidmühlen

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: 25230013 - 92287 Schmidmühlen

A first impression

For sale is a well-maintained semi-detached house built in 1998 with approximately 125 m² of living space on a plot of approximately 275 m². This property is exclusively for investors. The current tenant is the US Army, which is a significant advantage for buyers, guaranteeing a high-yield, long-term rental income. The semi-detached house has a total of four rooms, three of which are bedrooms. The rooms are well laid out and offer ample space for individual living needs. The property includes a garage and a parking space. The floors are finished with tiles and laminate. The ground floor comprises a hallway, guest WC, kitchen, and living/dining room. The living room is generously sized and offers direct access to the terrace and a small garden. A staircase leads to the upper floor, which features three further rooms and a bright family bathroom with a bathtub, shower, and WC. The master bedroom has an en-suite bathroom. The larger children's room has a balcony. A full basement with an additional large room can be used as a hobby room. The basement also houses the laundry room. The low-maintenance plots are practically laid out and enclosed by fences. The west-facing gardens overlook a playground, which is shared by all residents of the street and is part of the co-ownership share. If you are interested in this investment property, please also take a look at property number 23 230 020. This is the other half of the semi-detached house. Purchasing both together puts you in a strong position to negotiate the price. All houses have the same floor plan and differ only slightly in their features. As the property is currently rented, interior photos have been omitted to protect the tenants' privacy. Overall, this is a solid property in a good location. The base rent would be €5.85 per square meter per month, plus the garage and parking space. Further information is available upon request. For reasons of discretion, please arrange viewing appointments exclusively through our office.

Property ID: 25230013 - 92287 Schmidmühlen

Details of amenities

- Dauerhaft vermietet
- Erwerben Sie beide Doppelhaushälften (Objektnr 230 230 019 und 23 230 020) und verschaffen Sie sich einen preislichen Vorteil
- 2 Bäder und ein Gäste WC
- Terrasse
- Balkon

Property ID: 25230013 - 92287 Schmidmühlen

All about the location

Alle Dinge des täglichen Bedarfs, z. B. Ärzte, Apotheken, NETTO-Supermarkt, d, Restaurants und eine Tankstelle etc. sind in wenigen Minuten mit dem Pkw zu erreichen. Die Schule ist fußläufig zu erreichen. Ein neues Hortgebäude wird derzeit gegenüber der Schule errichtet. Neben der guten Infrastruktur ist die naturreiche und idyllische Lage in der Umgebung zu erwähnen.

Schmidmühlen ist eingebettet in die Täler von Vils und Lauterach im Oberpfälzer Landkreis Amberg-Weizsach und zählt zur Metropolregion Nürnberg. Bekannt ist die Region vor allem für ihre Natur und Ihre Landschaft. Es stehen ca. 35 km markierte Wanderwege, Radwege und ein 18-Loch-Golfplatz zur Verfügung. Außerdem besteht die Möglichkeit zum Angeln in Vils und Lauterach oder auch zum Kanufahren.

Property ID: 25230013 - 92287 Schmidmühlen

Other information

Es liegt ein Energieverbrauchsausweis vor.

Dieser ist gültig bis 19.12.2033.

Endenergieverbrauch beträgt 155.43 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Öl.

Das Baujahr des Objekts lt. Energieausweis ist 1998.

Die Energieeffizienzklasse ist E.

Property ID: 25230013 - 92287 Schmidmühlen

Contact partner

For further information, please contact your contact person:

Stefanie Schubert

Nürnberger Straße 1, 92421 Schwandorf

Tel.: +49 9431 - 47 08 908

E-Mail: schwandorf@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com