

Stadtlohn

Perfect investment opportunity - Solidly rented semi-detached house with two residential units

Property ID: 25202025

Neuvorstellung



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PURCHASE PRICE: 279.000 EUR • LIVING SPACE: ca. 120 m² • ROOMS: 4 • LAND AREA: 348 m²

Property ID: 25202025 - 48703 Stadtlöhn

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At a glance

Property ID	25202025
Living Space	ca. 120 m²
Roof Type	Gabled roof
Rooms	4
Bedrooms	2
Bathrooms	2
Year of construction	1908
Type of parking	1 x Outdoor parking space

Purchase Price	279.000 EUR
Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Modernisation / Refurbishment	2007
Condition of property	Renovated
Construction method	Solid
Usable Space	ca. 140 m²
Equipment	Terrace, Garden / shared use, Balcony

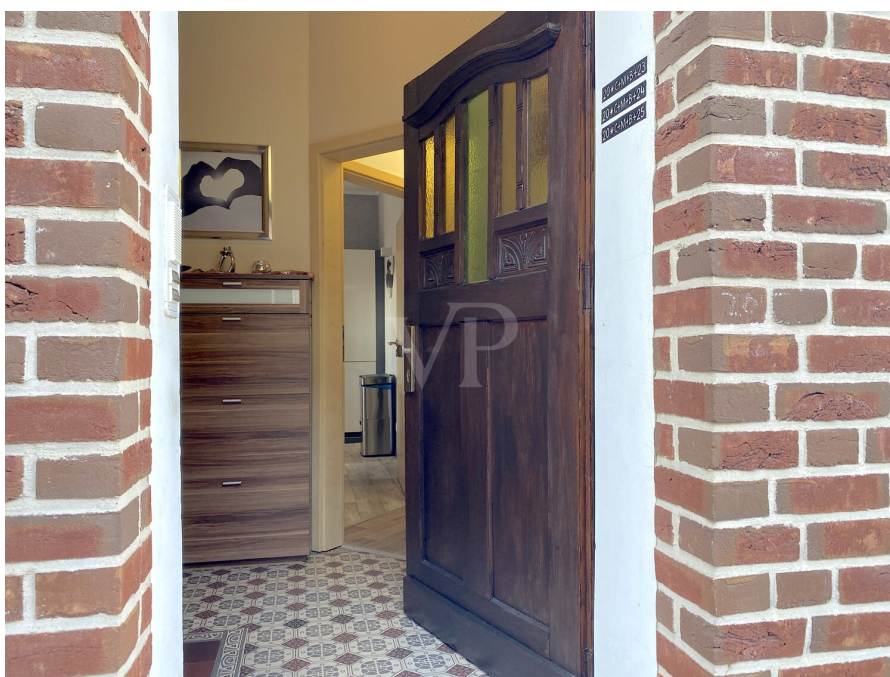
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Energy Data

Type of heating	Central heating
Power Source	Gas
Energy information	At the time of preparing the document, no energy certificate was available.

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The property



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The property

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Gern informieren wir
Sie persönlich über weitere
Details zur Immobilie.

Vereinbaren Sie einen
Besichtigungstermin:

T.: 0800 - 333 33 09

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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

This charming semi-detached house boasts a well-designed layout divided into two apartments: a ground floor with approximately 60m² of living space and a garden, and an upper floor with approximately 60m² of living space and a balcony. Both apartments have nearly identical layouts and share a staircase with separate entrances. They can be used independently and are currently rented as two separate apartments for a monthly rent of €865. This property, dating from 1908, impresses with its successful combination of historical character and modern living standards. The plot of approximately 348m² offers ample space for landscaping and outdoor living. The ground floor apartment welcomes you with a central hallway from which all rooms are accessible. To the right is the modern bathroom with a shower and bathtub. To the left is the open-plan kitchen, which flows seamlessly into the living and dining area. The patio doors in the living room lead directly to the beautifully landscaped garden, perfect for relaxation. The bedroom is adjacent to the kitchen. The top-floor apartment mirrors the layout of the ground floor: From the entrance area, the bathroom with shower and bathtub is to the right. To the left of the entrance is the open-plan kitchen, which flows directly into the comfortable living and dining area. The sunny balcony, offering a lovely view, is accessible from the living room and completes the upper apartment. The bedroom is also adjacent to the kitchen. The neighboring semi-detached house, No. 15, is also for sale. The property is available by arrangement. An energy performance certificate will be prepared. We would be happy to send you a detailed brochure with photos and provide you with a virtual tour. We look forward to your inquiry.

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Details of amenities

- Terrasse in Südausrichtung
- Balkon
- Einbauküche im DG
- Sanitär- Ausstattungen, 2 x Dusche, 2 x Badewanne
- Gartenhütte
- zentrale Gasheizung
- zwei Stellplätze

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All about the location

Die Immobilie befindet sich in einer zentrumsnahen Lage von Stadtlohn.

Zur Innenstadt sind es nur ca. 10 Minuten zu Fuß, es gibt einen Bäcker in der Nachbarstraße und einige Lebensmittelgeschäfte sind nur ca. 1000 Meter entfernt. Ärzte, Apotheken, Banken und alle weiteren Dinge des täglichen Bedarfs sind ebenfalls in wenigen Minuten erreichbar.

Drei Kindergärten und eine Grundschule sind in nur ca. 5 bis 10 Minuten mit dem Rad zu erreichen.

Stadtlohn an der deutsch-niederländischen Grenze liegt im westlichen Münsterland in Nordrhein-Westfalen und hat ca. 20.000 Einwohner.

Stadtlohn bietet ein reges Stadtleben, verströmt jedoch gleichzeitig eine gemütliche Atmosphäre, eben eine Stadt zum Wohlfühlen! Das Programm in Sachen Kultur und Freizeit ist ansprechend und vielseitig, ebenso wie das gastronomische Angebot.

Die Entfernung nach Ahaus beträgt ca. 15km, nach Borken ca. 18km und Coesfeld ca. 22km. Die benachbarten Niederlande, mit der Stadt Winterswijk sind nur ca. 23 km entfernt.

Durch die nahe Anbindung an die B525, erreicht man in nur wenigen Minuten die A31, um z. B. schnell ins Ruhrgebiet zu gelangen oder nach Norden um zur Nordsee zu reisen.

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Contact partner

For further information, please contact your contact person:

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