

Nürnberg / Eibach

# Reihenmittelhaus mit Garage in ruhiger und bevorzugter Eibach-Wohnlage

Property ID: 23269024

RESERVIERT



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**PURCHASE PRICE: 449.000 EUR • LIVING SPACE: ca. 143 m<sup>2</sup> • ROOMS: 6 • LAND AREA: 263 m<sup>2</sup>**

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## At a glance

Property ID	23269024	Purchase Price	449.000 EUR
Living Space	ca. 143 m <sup>2</sup>	Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Roof Type	Gabled roof	Modernisation / Refurbishment	2001
Available from	According to the arrangement	Condition of property	Well-maintained
Rooms	6	Construction method	Solid
Bathrooms	2	Usable Space	ca. 0 m <sup>2</sup>
Year of construction	1970	Equipment	Terrace, Guest WC, Built-in kitchen, Balcony
Type of parking	1 x Garage		

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## Energy Data

Type of heating	Central heating	Energy Certificate	Energy demand certificate
Energy Source	Oil	Final Energy Demand	134.50 kWh/m <sup>2</sup> a
Energy certificate valid until	29.11.2033	Energy efficiency class	E
Power Source	Oil		

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## The property



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## The property

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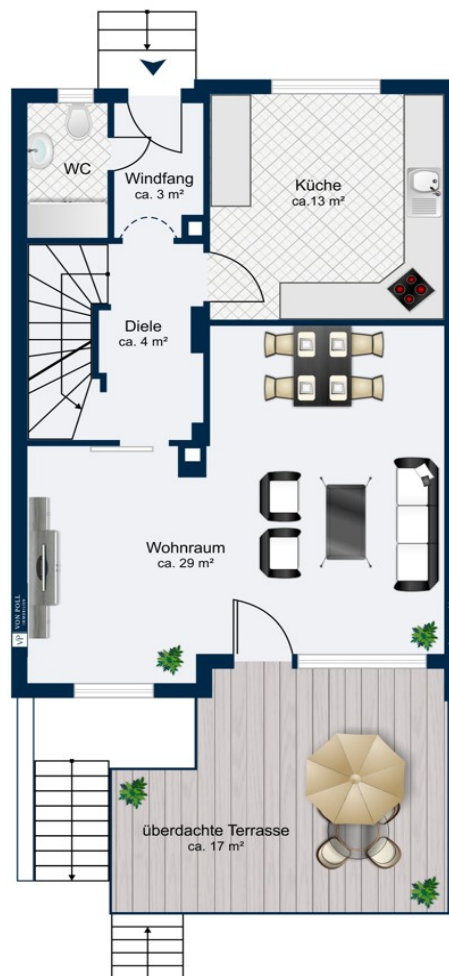
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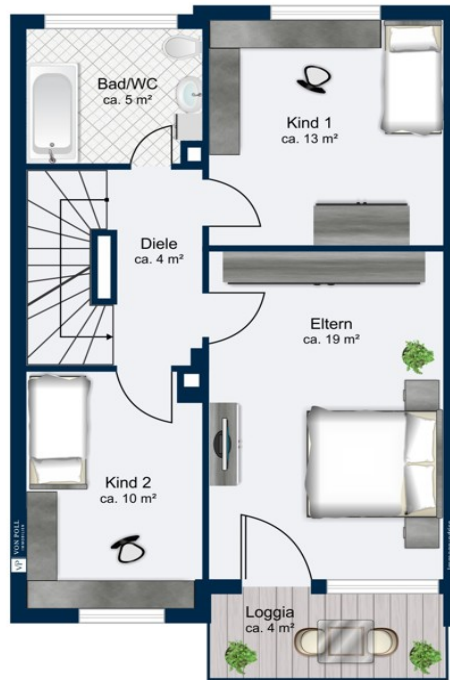
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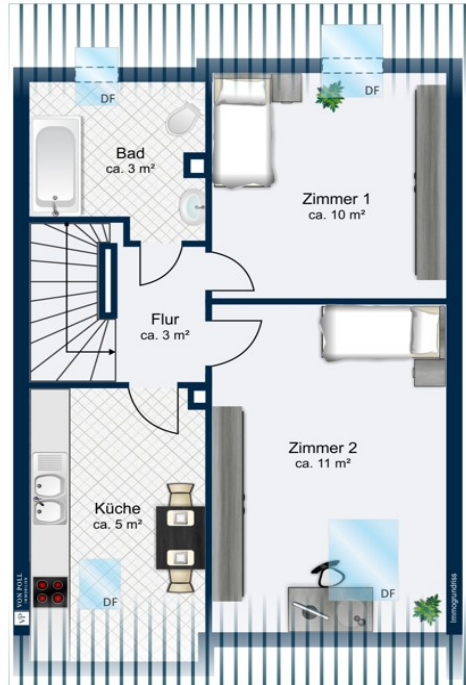
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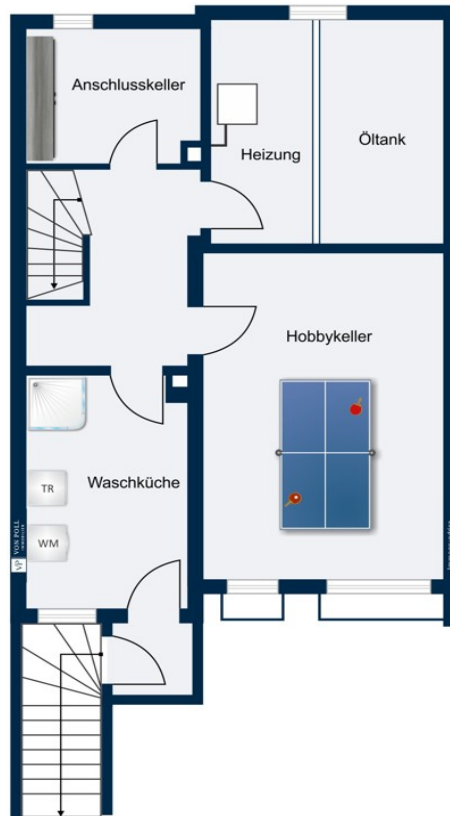
## Floor plans











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

Completed in 1970, this mid-terrace house is now in very good condition after many renovations. In its current state, mainly cosmetic repairs need to be carried out and the two bathrooms need to be renovated. The layout with the 6 rooms, 2 possible kitchens and 2 bathrooms through the fully developed attic is ideal for a larger family or the possibility of use as a 2-generation house. In the basement, in addition to the utility room and the boiler room, there is also a very spacious hobby cellar and a laundry room with a shower and an external cellar staircase. The predominantly west-facing garden is also accessible via a service path and, in addition to the large covered outdoor seating area right next to the house, also has a garden shed for garden tools, bicycles, etc. The garage is just a few steps from the house and is the first in the garage courtyard. The handover date for this property is possible at short notice, as it is currently unoccupied. See for yourself at a personal viewing appointment!

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## Details of amenities

- Oil central heating (Viessmann) from 2017 with 4,800 liter steel tank
  - Plastic insulated glass windows from 2001
  - Tile, PVC, carpet and laminate flooring
  - Fitted kitchen with branded appliances available
  - Ingrown garden with garden shed
  - Garage in the nearby garage yard
- New roof with sheet metal from 2003
- Sewer connection and backwater valve from 2018
- Electric blinds in the attic from 2014
- Electrics - new distribution box

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## All about the location

The house is located in the south of Nuremberg in the district of Nuremberg-Eibach, not far from Eibacher Hauptstrasse in a quiet side street - only residential traffic - The district of Eibach is one of the preferred residential areas in the south of the city of Nuremberg. Thanks to the connection to the A 73 and the Süd-Westtangente, it has an excellent infrastructure. Nuremberg Central Station can be reached in 9 minutes by S-Bahn from the Eibach stop. Public transport is also excellent thanks to a very good bus connection to the Röthenbach shopping center with a connection to the U-2 subway line. All schools, from elementary school to grammar school, as well as kindergartens are within walking distance of the residential building. This also applies to the facilities for daily needs, from general practitioners to specialists, from specialist retailers to discount stores and all banks. Eibach has a wide range of leisure facilities and excellent restaurants.

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## Other information

Es liegt ein Energiebedarfsausweis vor. Dieser ist gültig bis 29.11.2033. Endenergiebedarf beträgt 134.50 kwh/(m<sup>2</sup>\*a). Wesentlicher Energieträger der Heizung ist Öl. Das Baujahr des Objekts lt. Energieausweis ist 1970. Die Energieeffizienzklasse ist E.

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## Contact partner

For further information, please contact your contact person:

Matthias Bräunlein

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