



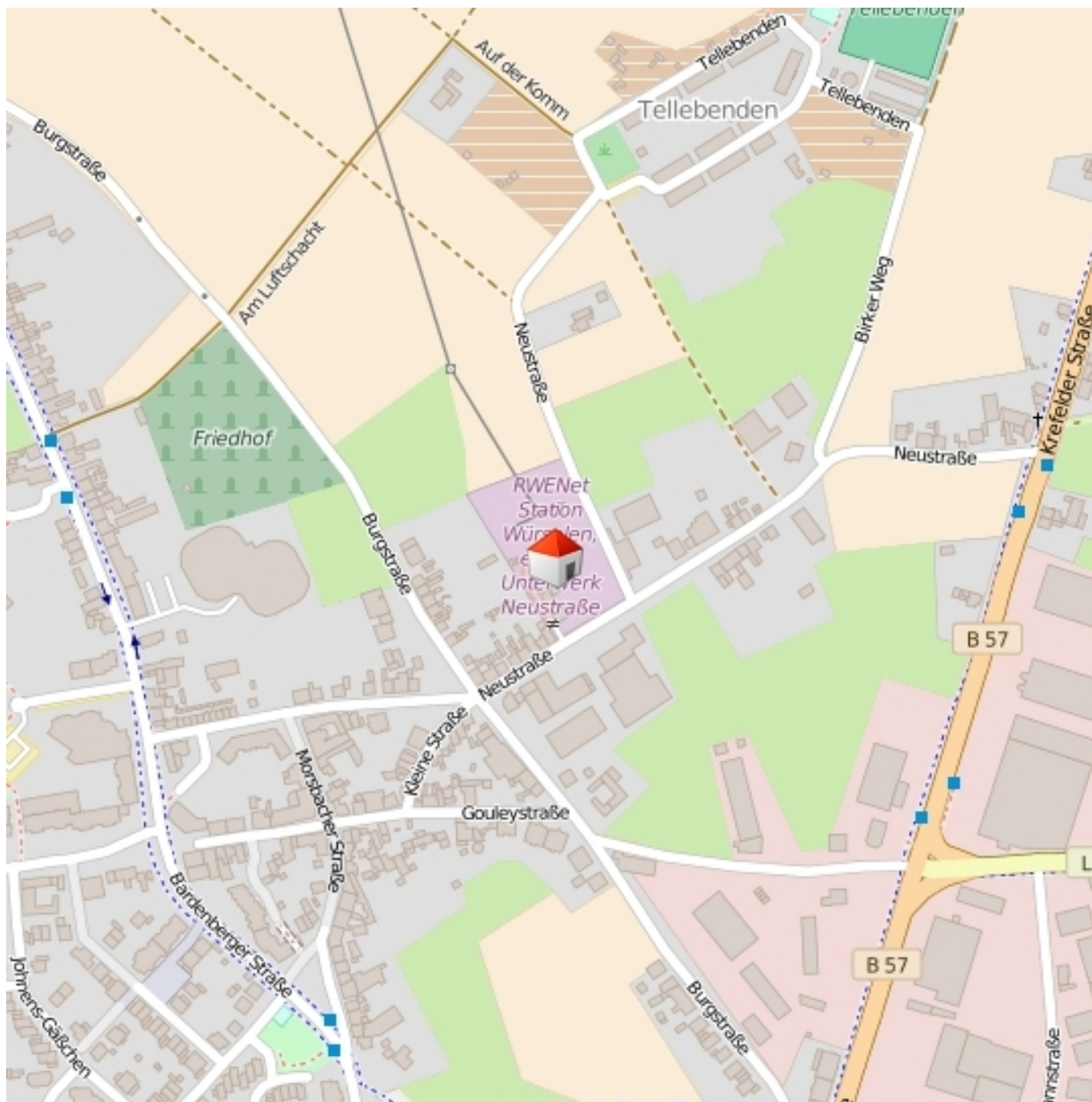
Luxurious and quiet living in the countryside

Property: 00-Kauf-4
Musterallee 14 in 55321 Musterstadt

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- | | | |
|-------------------------------------|----------------------|------------------------------|
| <input checked="" type="checkbox"/> | Year of construction | 2013 |
| <input checked="" type="checkbox"/> | Living area | approx. 182 m ² |
| <input checked="" type="checkbox"/> | Real-estate | approx. 1.024 m ² |
| <input checked="" type="checkbox"/> | Rooms | 4 |

Purchase price 785.000,00 €

presented by
Max Mustermann Immobilien Deutschland GmbH
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Location

Würselen is known as an attractive place to live for young and old. The apartment offers you all possibilities from the location. With or without a car you can reach quickly everywhere you want to go - ideal connection to public transport (bus) - within a few minutes walking distance you can reach the centre of Würselen, the swimming and leisure pool, the hospital, the playground etc. - shopping facilities for daily needs and other facilities and services such as hairdressers, pharmacies, bistros, cafés etc. are close by - The Aachener Kreis also offers many choices of universities, schools and kindergartens

Data

Technical-data

PropNo OO-Kauf-4

Category

Property class House

Property type Detached house

Geographical data

Street Musterallee

House no. 14

ZIP code 55321

Town Musterstadt

Floor 2

Additional geographical information Blankenese

Surface

Living area approx. 182 m²

Real-estate size approx. 1.024 m²

Number of rooms 4

Number of bedrooms 3

Number of bathrooms 2

Equipment/Features

Beaconing Gas

Heating Central heating

Parking 1 Private parking space

1 Garage

Condition

Year of construction 2013

Condition In good condition

Energy pass (for Buildings) According to construction

Final energy demand 59,4 kWh/(m²*a)

Main fuel type Gas

Energy Certificate A

Prices

Purchase price 785.000,00 €

External commission 3,57 %



Description

Your new luxurious and cosy home to feel good in. Exquisite location in Würselen near Aachen- new building- underground parking space- representative house with 5 units- western location- very good living environment- quiet residential area- pleasant neighbourhood- thresholdless access on the ground- modern floor plans- central hot water supply- gas central heating- completely heat insulated- efficient

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Equipment/Features

A new exclusive apartment awaits you here... - spacious 4-room-maisonette-apartment in the ground floor and attic floor- a sunny roof loggia- west facing - two dream bathrooms with stoneware floors and glass mosaic- one bathroom is equipped with a floor-level shower and the other with a bathtub !- both bathrooms have a window- high ceilings that give a great feeling of space- beautiful gallery additional small 4 room, ideal as a study or lounge For a good room climate and your well-being: all rooms are equipped with underfloor heating - large living room with an open kitchen area- connections for a cooking island - smoothly plastered and brightly painted walls- noble white cassette interior doors - high-quality real wood parquet flooring - intercom system - central digital satellite system - all

living- and bedrooms are equipped with TV and network connections - separate utility room within the apartment for washing machine and dryer It couldn't be better...

Miscellaneous

If you are interested, we are available for further questions and appointments at the e-mail address "letting@iBB-Immobilien.de".

















grundriss

Your contact person

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