



185m² house in 97218 Gerbrunn, Würzburg (from 02/15/2024)

Location: This spacious and modern house is located in the municipality of Gerbrunn which is directly adjacent to Würzburg and is situated in a quiet side street in close proximity to the Hubland university campus. Doctors, supermarket, pharmacy, and restaurants are all within walking distance.

Public transport: Bus no. 14 (Casteller Platz stop) takes you into Würzburg city center and the main train station in a matter of minutes. The cycle path to Würzburg starts close to the house. You can also reach the city center quickly by car, and access to motorways 3 and 7 are a mere five minutes' drive away.

Number of rooms and size: The house has a total of 4.5 rooms (including 3 bedrooms) over two floors, the total living space is approx. 185m². There is a modern bathroom with shower and WC on each floor. The house is fully furnished and equipped.

Description:

Ground floor: Spacious entrance area with coat rack. Bright living/dining room, approx. 46m², with seating area, dining table for 8 people, two televisions and wood-burning stove. Adjacent is an open modern kitchen, approx. 13m² in size and a pantry/storage room. Bathroom with window equipped with shower and WC. Access to the terrace with seating area. The terrace has a table and seating for 8 people as well as a barbecue.

First floor: *Bedroom 1:* 23m², large box-spring bed (180x200) with chest of drawers, clothes rack and wardrobe, access to balcony which is furnished with seating and a table.

Bedroom 2: approx. 15m², large double bed (160x210) chest of drawers/desk, access to balcony which is furnished with seating and a table.

Bedroom 3: approx. 15m², two single beds (90x200), chest of drawers and clothes rack

Bathroom: spacious bathroom (13 m²) with window, consisting of shower, WC and double washbasin, radiator with towel dryer.

Basement: This contains a washing machine and tumble dryer as well as further storage facilities.

Outside area: Garden with fruit trees, furthermore a garage and two outdoor parking spaces are available.



Further details: The house is situated in a quiet location in the municipality of Gerbrunn, just a few meters from the city limits of Würzburg. It is a detached house that was extensively renovated and refurbished in 2023.

There are solar panels on the roof. The heating and sanitary facilities have been completely renovated. The first floor has a Scandinavian-style soapstone fireplace as well as a wood-burning stove that can also be used for cooking. When the stove is in operation, it also supports the heating and hot water preparation for the entire house. The entire house has new water and drainage pipes.

The newly fitted kitchen fulfills all wishes: electric stove with extractor hood (Bora), American style fridge/freezer, built-in dishwasher and oven. There is also a pantry. The kitchen is fully equipped with glasses, crockery, cutlery, pots etc.

The living/dining room has oak parquet flooring. The bathrooms are wheelchair accessible and all doors in the house have been widened accordingly. Spacious entrance area with marble flooring. The other floors have vinyl flooring.

Fibre optic broadband and WiFi throughout the house.

Monthly rent and service charges: €3,350 plus ancillary charges for utilities. Monthly meter readings for all utilities will be divided by number of occupants and added to the rent each quarter.

Security deposit: €8,375; refundable after end of tenancy minus any damages sustained during the rental period.

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