



## **250 m<sup>2</sup> Landkreis Würzburg (Güntersleben)**

### **Location:**

**Female roommate wanted (women only)** for a large, well-maintained house in a green and peaceful setting, located about **20 minutes from Würzburg**.

The house offers plenty of space and is ideal for a quiet, relaxed shared living arrangement. In total, there are **four rooms**, including **two private rooms** and **two shared rooms**. The house also features **two bathrooms**, a **guest toilet**, **two fully equipped kitchens**, and a spacious shared living area. In addition, there is a **large garden with a terrace** that can be shared.

The house is **fully furnished**, and **move-in is possible by arrangement**. A **parking space is available** and can be used **by agreement**. I am looking forward to hearing from **reliable, calm women** who are interested in a harmonious shared home surrounded by nature.

- The house is located in the **wine-growing village of Güntersleben**, surrounded by vineyards and rural tranquility, while still being close to **Würzburg, Thüngersheim, and Veitshöchheim**
- The region is perfect for **cycling and hiking tours**, as well as **cultural trips** to the nearby Franconian city. **Local restaurants and cafés** are within easy walking distance.
- Thanks to the **excellent public transport connections**, Veitshöchheim and Würzburg can be reached in just a few minutes. Night owls are also well catered for: **buses run hourly from Würzburg main station**, take around **20 minutes**, operate **until 2 a.m.**, and resume again **from 5 a.m.**

### **Transport connection:**

- Quiet location in the wine village of Güntersleben
- Close to Würzburg and the wine villages of Thüngersheim and Veitshöchheim
- Large forest area (Gramschater Wald) just a few minutes' walk away
- Güntersleben leisure park with tennis court
- Connection to hiking and cycling trails
- B27, A3 and A7 connections in the vicinity
- Bus route 19

### **Number of rooms and size:**

- Shared use of the house and the garden

**Description:**

- Fully furnished
- 97261 Gütersleben
- Year of construction 2018
- 250 qm, plus garden
- Accommodation for max. 1 person (woman only)

**Monthly rent and service charges:**

Minimum stay 3 month

- Rental fee 850 € / month

**Deposit:**

- For longer stays

**Contact:**

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