

140m² terraced house at Heuchelhof, Würzburg

(available immediately)

Location: The end-of terrace house is located in a quiet single-family residential area in the Würzburg district of Heuchelhof, near a nature reserve and the path leading to Katzenberg.

Transport connection: The tram stop „Berner Straße“ can be reached on foot in 8 minutes and the tram reaches the „Rathaus“ stop in the city center in 20 minutes.

Number and size of rooms: There are 5 rooms: 3 bedrooms on the 1st floor, each measuring 16-18 m² and 2 rooms forming a large living-dining area of 43 m² on the ground floor. In addition, there is an entrance hall, guest WC, kitchen, staircase, bathroom and a small storage room with built-in cupboards, a cellar and a separate laundry room.

Description: The bungalow features a well-balanced floor plan and a harmonious layout. On the ground floor, you enter a stone-tiled entrance hall with a separate guest WC and a cloakroom. This leads into a spacious living room with a small library. From here, you can access the terrace, where you can sit comfortably in warm weather. The dining room adjoining the living room, furnished with antiques, offers an exceptional ambience. Both rooms have English parquet flooring. The spacious fitted kitchen (with dishwasher) next door can also be accessed from the entrance hall, which is practical for stowing away shopping. In the basement, there is additional storage space for supplies and a utility room with a washing machine and tumble dryer. The bright rooms on the upper floor have been freshly renovated; the bathroom features a bath and shower. At the front and rear of the house, gardens featuring unusual trees (ginkgo, mulberry, blue fir, fig, as well as apple and mirabelle plum), in the garden behind there's the opportunity for gardening and relaxing.

Features: The house is fully furnished with solid furnishings, partly with antiques and modern art. A fully equipped household is available. There is a working elevator from the basement to the 1st floor for people with mobility impairments (it would need to be serviced again before use).

Monthly rent and service charges:

Basic rent: €1,540

Service charges: € 725 = heating/electricity/water, municipal charges such as refuse collection etc., insurance, Wi-Fi / telephone and TV licence fee

Deposit: 2 months' basic rent: €3,100 (upon moving out, a final clean will be charged to the deposit based on the work involved)

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