



**Historical apartment in Steinbachtal: Burkarderviertel, within walking distance of the city centre, Würzburg**

**To rent as soon as possible (privately rent)**

**Location:** Centrally located 3-room old building apartment in the historically listed lower Leistenstraße, total area approx. 75 sqm, 1st floor, so-called 'Belle Etage', in the oldest quarter of Würzburg, 300 m from St. Burkard, approx. 5 min walking distance to the Old Main Bridge, 950 m to the New University, other faculties of the university in the buildings on Röntgenring also within approx. 2 km

**Transportation connections:** Parking space or garage rental possible on site, city centre and Alte Mainbrücke within a few min. walking distance, several bus stops with train station connection directly on site, tram stop "Löwenbrücke" in 300 m, as well as all shopping facilities for daily needs within walking distance, numerous leisure activities and nature recreation also within a direct radius of a few hundred meters

**Number of rooms and size:** approx. 75 sqm, 3 rooms with picturesque tower room, balcony facing the fortress, bathroom with window, floor plan attached, optional cellar compartment

**Description:** Suitable for couples or singles, not suitable as a shared apartment, because the room sizes differ greatly. The apartment is **freshly renovated** (walls, ceilings, bathroom) and will be rented partly furnished: with crystal chandelier etc., kitchen incl. appliances (electric stove, dishwasher, large, separate fridge and freezer), upon request also crockery, pots, pans, etc. The bedroom has a large sliding door wardrobe (without bed, or with bed if requested). Big, modern, extendable dining table with chairs and sideboard available. Living room: closet, coffee table, TV-shelf (no couch) etc., large hall cupboard, full-length mirror and lockable office-cupboard. Bathroom with mirror cabinet and newly renovated.

Property management with caretaker available, no separate obligations for the tenants

Upon moving out, no painting and there should be no repairs or changes carried out, otherwise additional costs will be charged. No alterations are allowed, due to the building's classification as historical.

**Equipment:** All rooms in the living and sleeping area have oak real wood parquet, and wall- under the windows, High ceiling over 3 meters, original building from the "Gründerzeit" ("historicism"-style), partly exposed ceiling ornaments in the bedroom

and bathroom, bedroom and balcony view to the bastions of the Marienberg fortress.

**Monthly rent and ancillary costs:** party furnished, **EUR 1,250.00** (plus € 375,00 advance payment for utilities: heating, waste disposal, water, property management, = **EUR 1.625,00 net rent (without electricity and without Internet)**

- Temporary letting for max. 2 years.

**Deposit:** EUR 3,000.00 (equivalent to 2,33 net cold rents)

**Contact:** Frank Bußmann, [fkobussmann@web.de](mailto:fkobussmann@web.de) +49-177-298920





**Beautiful large, bright living room with a total of 5 windows, large bookshelf, TV sideboard & living room table, as well as chandelier:**



**Large dining room or study with table group, sideboard, large cupboard:**





**Spacious hallway with large wardrobe and XXL mirror:**



**Beautiful bedroom with large sliding-door wardrobe - without bed:**





**Spacious kitchen with new appliances and nice balcony:**





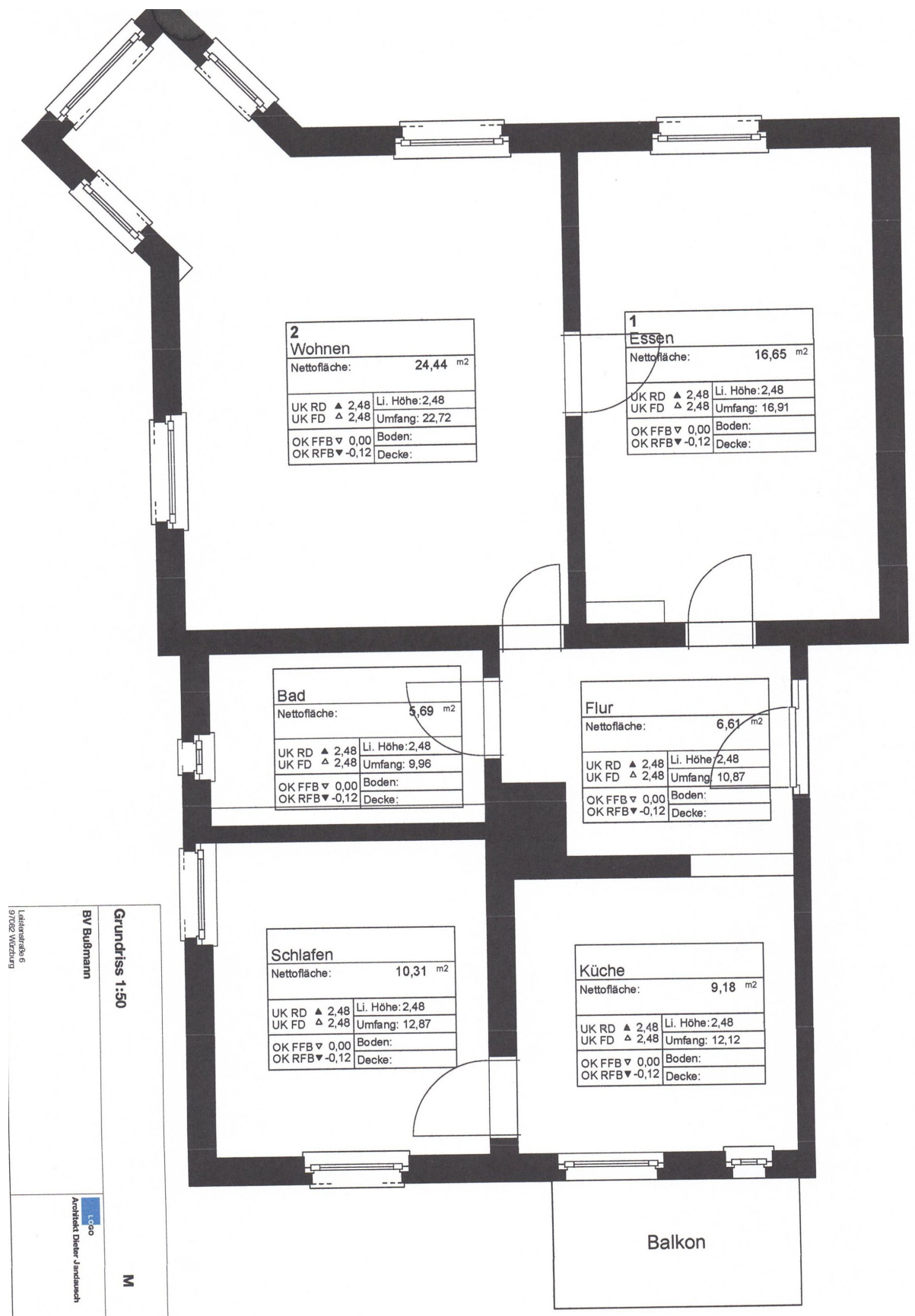
**Bathroom with new privacy window and bathtub:**







**Floor plan:**



**Great surroundings:**

Within walking distance to the fortress, the vineyards, the Main, the city center via the "Alte Mainbrücke", as well as to the university on the Sanderring via the "Löwenbrücke"





