



150 m² flat in Veitshöchheim, Flatshare Suitable – Apartment Near Würzburg (Available from October 8, 2026)

Location:

- **Area:** Veitshöchheim (A highly popular, green suburb located directly north of Würzburg, offering an exceptional quality of life).
- **Neighborhood:** Situated in a very quiet residential area. The historic town center—featuring the famous palace and its renowned Rococo Garden—as well as local cafés, medical practices, and the scenic banks of the Main River are all within a 10-minute walk.
- **Shopping:** Supermarkets, bakeries, and daily essential stores are located nearby and easily accessible on foot within the town.

Transport connection:

Excellent transport links via train, bus, and the B27 federal highway ensure that Würzburg city center, the university campuses, and the University Hospital (Universitätsklinikum) are reachable within minutes:

- **Veitshöchheim Train Station:** Located just a 7 to 9-minute walk away. From there, the regional train (RB53) takes **only about 9 minutes directly to Würzburg Main Station (Hauptbahnhof)**.
- **Bus Stop:** The stops "Heinestraße" and "Scheffelstraße" are just a 4-minute walk away. Bus lines 11 and 19 run directly to Würzburg every 30 minutes.
- **University of Würzburg Campus Connection:** From Würzburg Main Station, frequent connecting buses (Lines 14 and 114) run directly to the Hubland Campus. University institutes in northern Würzburg (e.g., Campus Nord) can be reached even faster.
- **For Cyclists:** The beautiful Main River cycle path provides a flat, direct route into Würzburg—ideal for active commuters.

Number of rooms and size:

150 m² distributed across 4 bright, well-proportioned rooms. If required, a 5th separate room can easily be partitioned off.

Description:

The unique floor plan clearly separates private retreat areas from communal living spaces. Three bedrooms form a distinct private wing, while the open-plan, light-filled living and dining area serves as the heart of the home. The generous living area offers plenty of space for individual layout choices, while a full bathroom and a separate guest toilet ensure high convenience for daily life.

Equipment:

- Large balcony with expansive views + garden access
- High-quality fitted kitchen (EBK) included
- 3 dedicated parking spaces directly at the property (ideal for multi-person households)
- Excellent energy efficiency: State-of-the-art heat pump, new insulated glass windows, and full external wall insulation (WDVS)



Monthly rent and service charges:

- **Base Rent:** €2,000.00
- **Fitted Kitchen & 3 Parking Spaces:** Included in the base rent
- **Utilities:** €175.00 (Includes heating costs, optimized by the highly efficient heat pump system)
- **Total Warm Rent:** €2,175.00

Deposit: Subject to agreement

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