



227 m² house with pool and garden in Würzburg, Dallenberg/Steinbachtal **Available to rent for a limited period of 2 years from August 1st, 2024**

Location:

The attractive, light-flooded bungalow is located on the 'Dallenberg' with a view over the university town of Würzburg.

Transport connection:

Bus connection 5 minutes walk away, tram connection at the foot of the 'Dallenberg' 4.8 km from the city center, very good motorway connections - 3 km to the motorway, elementary school and kindergarten nearby

Number of rooms and size:

Ground floor: 124 m² Basement floor: 82 m²

Dining-room 28 m²/ Living-room 35 m²

Fitted kitchen 9 m²

4 bedrooms, 1 guest room, 2 bathrooms, 1 guest toilet, storage cellar

Description:

Light-flooded living space, large west-facing terrace, large well-kept garden with pool. The ground floor is accessible at ground level. In the basement there are 2 bedrooms, 1 guest room, storage cellar, bathroom and boiler room.

Equipment:

Modern living/dining area was completely renovated / completely renovated in 2021

Parquet flooring, spacious white built-in cupboards, integrated ceiling lighting in the living-dining area. New windows throughout the living-dining area.

Partially furnished: Furniture is available for use by arrangement.

Monthly rent and service charges:

Basic rent: 2.633€

Additional costs: 250€ property tax/building insurance/chimney sweep/

In addition, for example, the gas and electricity providers bill the tenant directly for the following monthly installments: With a gas consumption of 35 kW per month 350€.

With an electricity consumption of 2,500 kwh per month 40€ advance payment.

Deposit:

7.000€

Contact:

We look forward to hearing from you: mdoro123456@gmail.com

