

150m² family home in Kitzingen (15 km from Würzburg), available immediately

Location:

Kitzingen is one of the oldest towns in Lower Franconia, located only 15 kilometers southeast of Würzburg, on the banks of the Main River and in the heart of the Franconian wine region.

Transport connection:

20-25 minutes by car to Würzburg or 20 minutes on the regional train. The train to Nuremberg takes 1 hour (direct connection).

Number of rooms and size:

Ground floor: Kitchen, dining-living room, bedroom plus ensuite bathroom, powder room, pantry, large foyer, outdoor patio

Upstairs: Master bedroom, balcony, full bathroom, landing (an additional bedroom can be made available if required)

Basement: Large rec room with ping pong table, laundry room

(approx. total of 150m²)

Description:

Enjoy this fully furnished large single-family home, only a 15 minute walk to the historic city centre along the Main River with restaurants, cafés, bike trails etc.

Spacious main floor living and dining area. A ground floor, accessible ensuite was added in 2020. Rental includes a full size piano, a ping pong table, laundry room in the basement as well as a covered outdoor patio and balcony off upstairs the master bedroom. Large yard. Parking on property.

Supermarkets, daycares (Kindergarten) as well public and high schools are close by.

Equipment:

Fully furnished (incl. dishwasher, microwave, fridge/freezer, TV, washing machine etc.)

Monthly rent and service charges:

Monthly rent: €1250.

Utilities (electricity, water, gas, waste): approx. €350 per month (based on usage)

Unlimited Wifi: €45

Deposit:

2 months rent (€2500)

Contact:

For questions and more information please contact: isabellamkempf@gmail.com





