



## **106 m<sup>2</sup> half-timbered house in Zell am Main, Würzburg (from 09/15/2026)**

**Location:** Old town centre Zell am Main (2 km to Würzburg along the river Main), supermarket, bakeries, 3 restaurants and a doctor's surgery

Above the old town centre there's a quiet nature reserve:

[wasser und naturlehrpfad oekologisches wasserschutzgebiet zell.pdf](#)

**Transport connection:** Bus 521,522, 613 to Zell Brücke or Zell Wasserwerk, Train station Würzburg-Zell in 1 km distance, beautiful cycle path along the river Main

**Number of rooms and size:** 3 rooms und 106 m<sup>2</sup>, 2 smaller rooms and an open living room to the kitchen

**Description:** Cozy half-timbered 18<sup>th</sup> century house that combines historical charm with modern energy efficiency. The house was renovated with natural materials inspired by the materials used in former times (chalk, wood and loam) and offers a pleasant living climate. The house is brought up to the latest energy efficiency standards: insulated façade, underfloor and wall heating, efficient heat pump including hot water preparation. A small photovoltaic system with storage device supports the sustainable energy supply. Energy consumption will be very low. Calculations by the energy consultant can be provided.

**Equipment:** underfloor und wall heating, terrace, balcony (planned), small garden, appropriate for 1 to 3 people, no parking space belonging to the house

**Monthly rent and service charges:** 1200€ plus ~80€ utilities (e.g. waste), electricity on separate meter

**Deposit:** 3 months' rent

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Frontansicht außen und Eingangsbereich sowie Gäste-WC





Wohnzimmer und Küche



OG mit den beiden Zimmer sowie der Galerie (Geländer in Planung)

