



## **95 m<sup>2</sup> flat in Würzburg Versbach (97078) starting January 1st, 2023**

**Location:** Hillside, south-west

**Transport connection:** Access to public transport: 2 bus lines

**Number of rooms and size:** 3 rooms (20, 20 and 23 m<sup>2</sup>), kitchen, bathroom, hallway, patio, basement

**Description:** Ground-floor apartment with three beautiful rooms. Bathroom with a bathtub, shower and bidet, separate room for a washing machine. A current energy certificate (ENEV 98/kwh/qm/Jhr) is available. Owing to the comfortable layout, the apartment is suitable for flat sharing. Pupils and students can move in with a rental contract signed by their parents. The south-facing patio can be accessed from all rooms of the apartment. New built-in kitchen including a stove, refrigerator, and dishwasher. Basement included. The picture is showing the old kitchen, the new one will be of white color. The windows have triple glazing and electrical shutters. Further features: Cable connection and water softening unit. Flooring: Tiles and laminate.

Granny flat in a single-family house with its own entrance through a stairway. 5-minute walking distance to the bus stop. The service charges include an advance payment for electricity consumption.

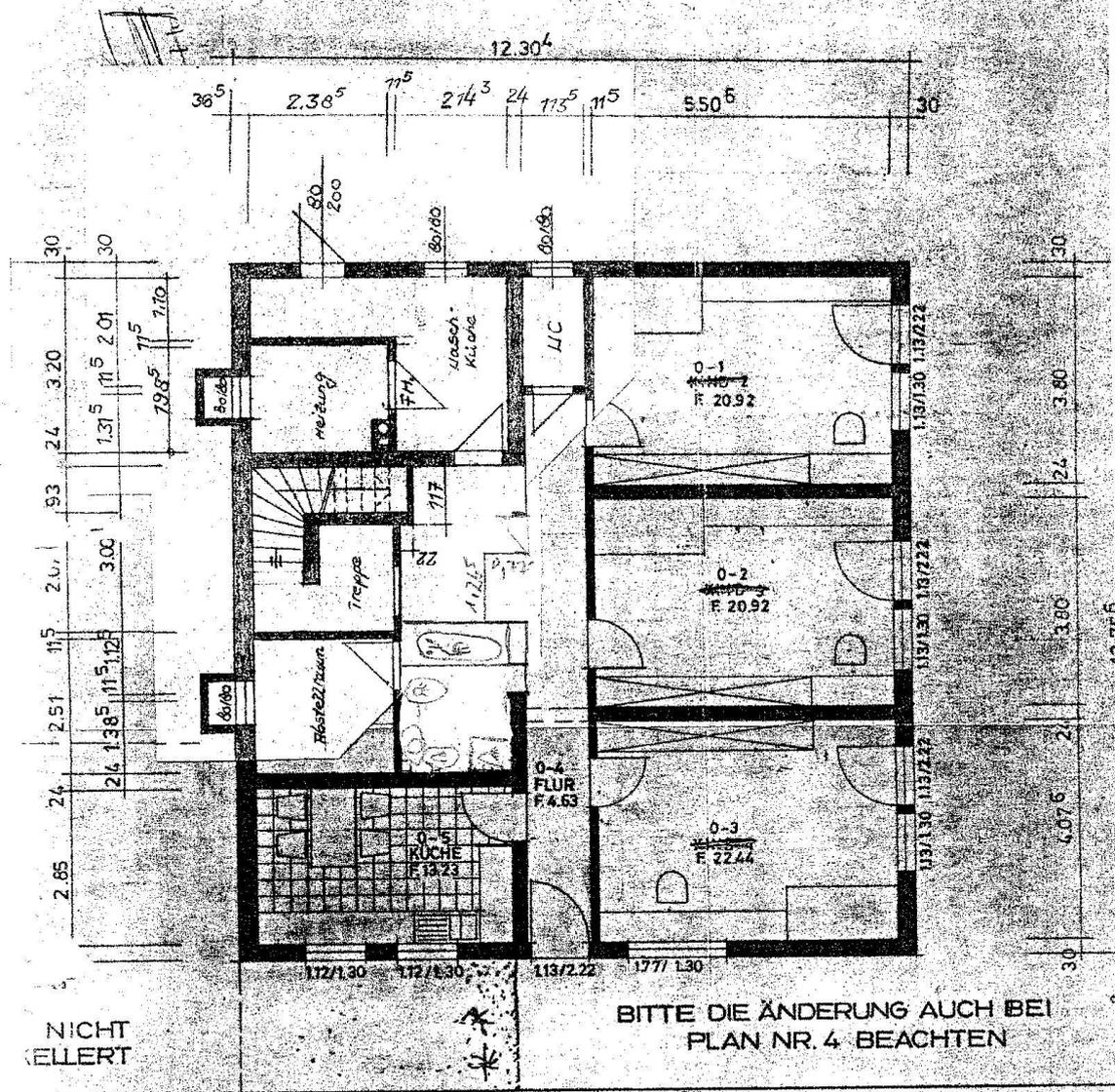
**Monthly rent and service charges:**

900€ net rent + 300€ additional costs

Security deposit of 2 month's rent

**Contact:**

[Brigitte.Kuhn@gmx.de](mailto:Brigitte.Kuhn@gmx.de)



NICHT  
GELERT

BITTE DIE ÄNDERUNG AUCH BEI  
PLAN NR. 4 BEACHTEN

GRUNDSTÜCKSGRENZE

36 <sup>5</sup>	2.44 <sup>5</sup>	1.1 <sup>5</sup>	2.08 <sup>3</sup>	2.4				
36 <sup>5</sup>	4.64 <sup>3</sup>	2.4	1.13 <sup>5</sup>	1.15	5.50 <sup>6</sup>			3.0
12.30 <sup>4</sup>								

Architekt  
**R & GSCHIEDL**  
Bauvertrieb GmbH  
**CHRATZHEIM**  
(07991) 21031

**UNTERGESCHOSS**

Wochen, den 3.11.1977

