



Completely renovated house with terrace and garden.

Ediger-Eller

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www.hollander-makler.com

Completely renovated house with terrace and garden.

City	Ediger-Eller
Type	(vakantie) huizen
Surface area	125m ²
Number of rooms	6
Number of floors	2
Heating	Gas
Lot size	427m ²
Price	€ 0
Courtage	3,57%
Reference no.	1988

Description

This during the years 2011-2016 renovated house is located in Ediger-Eller in a quiet street supported from a gate that opens via chip card. The Mosel and the nearby Calmont vineyard invite for hiking and climbing the CALMONT-KLETTERSTEIG. In the village you find doctors, a bank and shops. Also many restaurants and vine bars. Here you find more information: <https://www.ediger-eller.de/>

Partition:

Basement: Little basement for bicycles/ storage and a big basement for example for motorbikes.

Ground floor: Entrance with isolated door, beautiful hall tiled with big shining tiles; kitchen with cupboards, counter with granite surface and electrical appliances, dining room, log burner, high quality laminate; laundry room and guest area with sleeping room, rest room with shower, toilet and sink; conservatory, roofed terrace approx. 15m². Also a spacious garage and parking lot.

First floor: via a wooden staircase you reach the first floor with 2 sleeping rooms. One with bathroom en suite, with shower, toilet, double sink, a spacious living room, fireplace and connection to the big sunny terrace (approx. 55m²). The rented gas tank for the central heating is hidden behind plants in mobile wooden container.

Second floor: you reach the capacious attic via a staircase and an isolated door. On the floor is a 15 cm thick insulation covered with wood planks. The burner of the heating and the meter casts are located here in a separate room. The attic could be turned into a big living room or studio.

Generally:

The house was completely renovated during 2011-2016 with good taste and high quality materials. The roof was renovated with slate tiles in 2015 in a very professional way. This is a house you can move in on the spot compared to the very good state of maintenance it's in. The guest area (furniture here is included in the price) that can be separated from the private rooms can save you another income if you rent it out as holiday apartments. It is possible to buy part of the furniture in accordance with the owner.

Take a look at this wonderful house and make your own impression!

Ausweistyp: Energiebedarfsausweis
Energieträger: Flüssiggas, Stückholz



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Baujahr: 1905

Endenergiebedarf: 217,2 kWh/(m²*a)

Energieeffizienzklasse: G









