



Terraced house with garden and balcony

Briedel

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Terraced house with garden and balcony

City	Briedel
Type	Alles
Surface area	110m ²
Number of rooms	5
Number of floors	2
Heating	Electric
Lot size	261m ²
Price	€ 79.000
Courtage	3,57%
Reference no.	2129

Description

This terraced house with garden, balcony and small shed is situated in the centre of the beautiful wine village Briedel at the Mosel in a flood-free location. The cosy village fascinates with its many beautiful half-timbered houses. In the centre of the village a pretty fountain with its motives tells the story of the Briedel wine. Further architectural highlights are the former town hall from 1615 and the St. Martin's Church from 1800, which is something very special because of the beautiful ceiling paintings and the organ built by the famous organ builder Stumm. The Owl Tower from around 1400 is evidence of the ancient city wall. From here you have a fascinating view of the slate roofs of Briedel. The village invites you to go hiking with its 'Briedeler Schweiz', a hiking area with romantic rocks, wonderful views and well marked paths. A ferry connects Briedel with its vineyards ('Briedeler Herzchen') on the opposite side of the Moselle. In August the winegrowers celebrate the traditional wine festival with dragon boat races and fireworks.

Classification:

Basement:spacious cellar accessible from the outside, small shed at the other site of the street.

Ground floor:balcony, hall, guest toilet, kitchen with build-kitchen, living room, two storerooms, inner courtyard with stairs up to the garden.

First floor hall, bedroom with wardrobe, two other spacious bedrooms, a modern bathroom with shower, toilet and sink, a workshop and the extensive south-facing garden with covered terrace. The garden borders on an asphalted agricultural road leading to the vineyards.

Second floor: attic with insulated roof, two bedrooms and other rooms.

In general:

This house with garden, balcony and separate small shed is in reasonable to good condition. It is heated by electric radiators, but can also be retrofitted with a pellet stove, for example, as there is a chimney. The wooden window frames are mostly equipped with double glazing and shutters. The garden at the back of the house offers you many possibilities, for example as a vegetable or flower garden, a terrace arrangement or

other combinations. From the garden you can walk or cycle directly into the vineyards and woods.

The Moselle with its attractive forecourt (water treading pool, children's playground, barbecue hut) is about 100 meters from the house.

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Ausweistyp:Energiebedarfsausweis

Energieträger:Strom-mix

Baujahr:1959

Endenergiebedarf:221,8 kWh/(m²*a)

Energieeffizienzklasse:G

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