



## Beautiful townhouse in the heart of Zell (Moselle)

Zell

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City	Zell
Type	(vakantie) huizen
Surface area	140m²
Number of rooms	6
Number of floors	2
Heating	Electric
Lot size	74m²
Price	€ 99.000
Courtage	3,57%
Reference no.	2827

### Description

This beautiful, extensively renovated townhouse is situated in a quiet, flood-free street in the heart of Zell at the Mosel. The Moselle lies on approx. 100mtr. The romantic little town of Zell at the Mosel is surrounded by vineyards and known worldwide for its Zell Black Cat wines. The town has many historic buildings, including Zell Castle and numerous hotels and restaurants. There are also medical practices, bakers, a grocery store, an optician, a shoe shop and a hardware store.

Zell-Barl has a variety of shops, including supermarkets, a drugstore, an Aldi and a Lidl. There is also a hospital, and an indoor and outdoor swimming pool, tennis courts and a football pitch.

### Classification:

**Basement:** There are two spacious cellars under the house.

**Ground floor:** Hall, dining room, living room, attached sitting area, covered outdoor area, laundry room, pantry, bathroom with: shower, toilet and wash basin.

**First floor:** landing, living room, bedroom with private bathroom with: shower, toilet and sink.

**Second floor:** landing, bedroom, bedroom with walk-in closet, large bathroom with: Jacuzzi tub, shower, toilet and sink.

**General:** This beautiful terraced house has been renovated in a reasonable way in the last years, new bathrooms have been created, the floors are tiled and laminated and there is infrared heating. The roof is covered with artificial slate and is in good condition.

There is no parking at the house, but bicycles can be parked in the basement. Your car can be parked along the Moselle. From the house you can walk into the cosy centre of Zell or via stairs next to the beautiful church of Zell into the vineyards.

This house is after some work and modernization still to be done very well as a holiday home for own use or

for rent.

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**Ausweistyp: Energiebedarfsausweis**

**Energieträger: Strom**

**Baujahr:Â 1957**

**Endenergiebedarf: 250,0 kWh/(m<sup>2</sup> a)**

**Energieeffizienzklasse: H**





