



Detached house with 3 apartments, 2 garages and garden

Burg Mosel

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Detached house with 3 apartments, 2 garages and garden

City	Burg Mosel
Type	(vakantie) huizen
Surface area	160m ²
Number of rooms	8
Number of floors	2
Heating	Electric
Lot size	539m ²
Price	€ 279.000
Courtage	3,57%
Reference no.	4254

Description

This detached house with 3 apartments, 2 garages, garden, roof terrace and balcony stands a little higher in the village in Burg (Mosel). Burg is a small village with about 500 inhabitants on the Mittel-Mosel. In the village are several hotels, restaurants, straÙwirtschaften and local wine growers where you can eat and drink. For your daily shopping you are designated places in the neighborhood. On the Moselle, Burg has a lovely spacious bank with a children's playground, playing field and several benches with lovely views of the Moselle.

For more info: <https://burg-mosel.de/>

Layout:

Basement: through the garage accessible basement rooms. Spacious garden with fruit trees and seating.

First floor: entrance hall with staircase, storage room, 2 garages, 2 parking spaces, (**apartment 1**, approx.40m² with living-dining room, bedroom, bathroom with shower, toilet and sink).

Second floor: landing, (**apartment 2**, approx.60m² with hall, living room with door to spacious roof terrace, kitchen, bedroom, bathroom with shower, toilet and sink, storage room).

Third floor: (**apartment 3**, approx.60m² with landing, living room with balcony and Mosel view, kitchen, 2 bedrooms, bathroom with bath, toilet and sink).

Attic: large dry attic for possible extra rooms.

General: This detached house with 3 apartments, 2 garages, garden, roof terrace and balcony is in good condition. The houses 1 and 3 are currently rented out as vacation homes and can possibly continue to be rented out, because the inventory remains in it. Property 2 is currently rented out permanently and is also a bit more dated. The whole house has plastic windows with double glazing and shutters and it is heated with electric 'Nachtspeicheröfen'. On the roof are solar panels to reduce the electricity bill.

The seller wants to continue to use the left garage with a possible sale with a so-called user right for a fixed number of years.

Because this house is rented out, viewings should be planned well in advance.

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Ausweistyp: Energiebedarfsausweis (Im Auftrag)

Energieträger: Strom-Mix

Baujahr:

Endenergiebedarf:

Energieeffizienzklasse:



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