



Hollander-Makler

Neat middle house with roof terrace in Traben Trarbach

Traben Trarbach

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Neat middle house with roof terrace in Traben Trarbach

City	Traben Trarbach
Type	(vakantie) huizen
Surface area	115m ²
Number of rooms	6
Number of floors	3
Heating	Oil
Lot size	76m ²
Price	€ 129.000
Courtage	3,57 % KÃ¼uferprovision inkl. MwSt., verdient und fÃ¼llig mit Beurkundung des notar
Reference no.	4638

Description

This neat middle house with roof terrace is in Traben-Trarbach, near the centre of Trarbach. Traben Trarbach is a picturesque town on the middle Moselle and has around 5900 inhabitants. It is a starting point for many tourists and is known, among other things, for its Art Nouveau buildings. By train you can reach Bullay in about 15 minutes, which is connected to the international railway network. The nearby Hahn airport is about 20 km away. In the pedestrian zone there are several shops, restaurants, bakeries and supermarkets. Also in the immediate vicinity are a swimming pool, mini-golf, scramble park and a small airport.

Layout:

Ground floor: shop premises, boiler room, staircase and toilet.

First floor: landing, living room, dining room, kitchen, bathroom with bath, toilet and washbasin

Second floor: landing, bedroom, children's room, bathroom with shower, toilet and washbasin, roof terrace

Third floor: landing, storage room, bedroom and children's room

Attic: neat attic, whose floor is insulated.

General: This neat middle house with roof terrace and shop are in a good state of repair, the windows are either wood/aluminium or plastic with double glazing. The building is heated by oil-fired central heating with a boiler from 2005. There is laminate flooring in all living areas and these rooms are all nicely finished.

In the shop space, you could set up an office or make a small (holiday) home.

This is a neat middle house for a fair price that you can move into straight away.

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Ausweistyp: Energiebedarfsausweis (im Auftrag)

Energieträger: Heizöl

Baujahr:Â 1900

Endenergiebedarf:kWh/(m² a)

Energieeffizienzklasse:

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