



#0001011319

## Kleine Wohnung als Geldanlage

2483 Ebreichsdorf



Purchase price:

100.000,00 €

Living Area:

37,00 m<sup>2</sup>

Rooms:

2

### YOUR CUSTODIAN



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## DESCRIPTION

This charming 2-room old building apartment with approximately 37 m<sup>2</sup> of living space is located in the historic center of Ebreichsdorf and represents an attractive **investment property**. The listed brick solid construction building impresses with its sustainable structure and stable residential value.

The apartment is **rented on a permanent basis**, making it particularly interesting for investors who focus on long-term rental and central locations. The quiet location in the town center with all infrastructure within walking distance as well as the old building character underline the solid investment value.

Have I piqued your interest?

Inquire now **online** about this interesting property to receive detailed information, plans, and the address.

In accordance with legal requirements, please note the activity as a dual agent and the existence of an economic close relationship.

All information has been compiled with the utmost care based on information provided by the seller. Nevertheless, no liability can be assumed for completeness and accuracy.



## FITTINGS AND PROPERTIES

### PROPERTIES

Category	Flat
Usage Type	Living
Sales Type	Buy
Form of ownership	Condominium
Construction status	Finished
Heating	Central Heating: Gas
Car Spaces	Open

### AREAS

Living Area	37,00 sqm
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### ENERGY CERTIFICATE

#### *Available*

Energy Certificate Date	03.12.2012
Valid until	02.12.2022
HWB-Value (KWh/m <sup>2</sup> /a)	106,00
HWB Class	 <b>D</b>
fGEE Value	1,66
fGEE Class	 <b>C</b>

### SEGMENTATION

Total Rooms	2
Bathrooms	1
Toilets	1

### FEATURES

Area	Center
Age	Old Building
Condition	Good condition
Construction	Massive Construction
Sanitation	Show, Bathroom Window



Kitchen

Location

Additional rooms and areas

Other

Kitchenette

East

Drying Room, Bike Room

Listed Building, Garden Usage





## PRICES AND FINANCIAL INFORMATION

### BASE PRICES

Unit Buy Price	100.000,00 € incl. VAT
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### RUNNING COSTS

Running costs	118,07 € incl. 10% VAT
Repair Costs	42,41 € incl. VAT

### TOTAL

Total Running Costs	160,48 € incl. VAT
Total buy price	100.000,00 € incl. VAT
Commission Buy	3% plus 20% VAT

### SIDECOSTS

Purchase tax percent	3,5%
Land register entry percent	1,1%



## INFRASTRUCTURE AND SURROUNDING

This property impresses with its excellent location in the heart of Ebreichsdorf, right next to the picturesque castle. Here you enjoy a unique combination of historical charm and urban vibrancy. The town center offers a pleasant atmosphere with a variety of shopping options, cafés, and restaurants in close proximity.

The highway access to the A3 can be reached within minutes by car.



GALLERY





LINKS AND DOWNLOADS

[More information](#)

