

# Duplex Oberboihingen

72644 Oberboihingen

48.6475985, 9.3668947



High-quality bathrooms and kitchen with marble, real wooden floors, central heating system, one balcony, two terraces, small garden, Swedish oven, mother-in-law apartment with shower bathroom, garage and parking space Basis rent: 2,100 EUR Advance payment: 180 EUR (incl. water, heating maintenance, chimney sweeper, garbage) Total: 2,280 EUR Property Type: Duplex Lot size: 320 qm (3,443 sqft) Living space: 160 qm (1,722 sqft) Usable area: 45 qm (484 sqft) Deposit: 2 cold rents Bedrooms: 4 Bathrooms: 2.5 full bathrooms Parking: one garage and one parking space in front of the house Heating system: central system Details to the House: First floor has an entry area with fitted kitchen, dining-/ living room and half bathroom. A patio door from the living room takes you to the terrace. Another door from the dining room takes you to the breakfast-terrace. On the second floor there are three bedrooms, a small balcony and a nice bathroom with double sink, toilet, bathtub and shower. Basement has a mother-in-law apartment with a new shower bath, storage room and heating room.

## Überblick

Angebotsart: Mieten	Immobilientyp: Haus	Verfügbar ab: move-in is now
Besichtigung: n.v.	Baujahr:	Zimmer: 5
Wohnfläche: 160 m <sup>2</sup>	Nutzfläche: 45 m <sup>2</sup>	Grundstücksgröße: 320 m <sup>2</sup>
Kaltmiete mtl.: 2.100 €	Nebenkosten mtl.: 180 €	Kaution: 2 base rents €
Preis:		

## Ausstattungsmerkmale

- ✗ Ausstattung (Text)      ✓ SAT      ✓ Kabelanschluss      ✓ Internet/TV
- ✓ Einbauküche      ✓ Gäste-WC

## weitere Merkmale

- ✓ Balkon      ✓ Terrasse      ✓ Garten      ✗ Wintergarten
- ✓ Keller      ✓ Garage      ✓ Stellplatz      ✗ Abstellraum
- ✓ elektrische Rolläden      ✗ Aufzug      ✗ Pool      ✗ Solaranlage

## Lage

PLZ 72644

Land Deutschland

Lagebeschreibung The light and modern house is located in the very family friendly and safe area with nice view in Oberboihingen (near Nürtingen and Metzingen). All supermarkets, bakery and shops for the daily needs are within walking distance, as well as the bus station. Please note that this home is located outside of the school bus zone. Driving Distances: To Kelley – 20 min / To Stuttgart downtown - 33 min / To Panzer – 28 min To Highway A8 - 5 min / To Patch – 40 min



**Erbach Immobilienservice**

## Agent Details

ar.erbach@t-online.de - Rainer Erbach

