

# Townhouse Echterdingen

70711 Leinfelden-Echterdingen  
48.6901796, 9.1525725



The light and modern townhouse is located a family friendly safe area in Echterdingen. Only about 2 minutes walk to the S-Bahn, which takes you in a few minutes to Stuttgart Downtown. Electric shutters on the large windows, high speed Internet, high-quality and high gloss kitchen, electric awning on garden patio. Basis rent: EUR 2,800 Advance payment: EUR 280 (incl. heating, water, garbage, car taker) Total: EUR 3,080 Deposit: 2 base rents. No realtor fee! Lot size: 320 sqm (3,444 sqft) Living space: 150 sqm (1,614 sqft) Usable area: 40 sqm (430 sqft) Bedrooms: 3+1 Bathrooms: 2,5 full bathrooms Parking: underground car park for 2 parking space with direct access into the house Heating system: central (district heating), energy efficiency, floor heating Details to the House: First floor has an entry area, open kitchen area with dining-/ living room, half bathroom and small storage room. A patio door from the living room takes you the garden. On the second floor you will see master bedroom, a smaller bedroom and the master bathroom with sink, toilet, bathtub and shower. On the top floor there are a bedroom with a roof terrace to sunbathe, a small bedroom and a shower bath. You have a great view from that floor. Basement has a direct access to underground car parking, basement and laundry room.

## Überblick

Angebotsart: Mieten	Immobilientyp: Haus	Verfügbar ab: move-in is now
Besichtigung: anytime	Baujahr:	Zimmer: 6
Wohnfläche: 150 m <sup>2</sup>	Nutzfläche: 40 m <sup>2</sup>	Grundstücksgröße: 320 m <sup>2</sup>
Kaltmiete mtl.: 2.800 €	Nebenkosten mtl.: 280 €	Kaution: 5.600 €
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 70711

Land Deutschland

Lagebeschreibung  
 Echterdingen is a nice, quiet and safe community. All supermarkets, bakery and shops for the daily needs are within walking distance. Patch and Kelley Barracks are easy to reach by U-Bahn (U 8). Driving Distances with car: To Airfield – 6 min, to Kelley – 6 min, to Patch – 10 min, to Panzer – 20 min, to Stuttgart downtown - 15 min, to Autobahn A8 - 5 min



**Erbach Immobilienservice**

