

# Duplex Nufringen

71154 Nufringen

48.6224388, 8.8881021



Nice home with cozy wood-burning oven and partial floor heating, light and spacious living area, fitted modern kitchen, 4 bedrooms, 2.5 bathrooms, storage room, garage for a car with one additional reserved parking space. A very large terrace adjoins the living room. Small dog or a cat negotiable. DoDEA School Zones SES/PMS/SHS Property Type: Semi-Detached house Basis rent: 2,900 EUR (Property tax and fire insurance included in rent) Monthly advance payment: 200 EUR (incl. water, chimney sweep, heating maintenance, garbage) Total: 3,100 EUR Living space: 205 sq m (2,206 sq ft) Usable area: 99 sq m (1.065 sq ft) Lot size: 283 sq m (3.046 sq ft) Bedrooms: 4 Bathrooms: 2.5 Bedrooms: 4 Bathrooms: 2.5 Parking: garage for one car, a additional reserved parking spot Details to the home: Basement: 1 bedroom,  $\frac{3}{4}$  bathroom, storage room with wine cellar, laundry room. First floor: living and dining area, access to the very large terrace, open fitted kitchen with utility room,  $\frac{1}{2}$  bathroom, hallway with fitted closed. Separately, the living room also has a cozy wood-burning stove. Second floor: 2 bedrooms, full bathroom with shower, whirlpool, two sinks and floor heating. Third floor: bedroom, technic room with heating (gas) and Solar for warm water.

## Überblick

Angebotsart: Mieten	Immobilientyp: Haus	Verfügbar ab: move-in is now
Besichtigung: anytime	Baujahr:	Zimmer:
Wohnfläche: 205 m <sup>2</sup>	Nutzfläche: 99 m <sup>2</sup>	Grundstücksgröße: 283 m <sup>2</sup>
Kaltmiete mtl.: 2.900 €	Nebenkosten mtl.: 200 €	Kaution: 5.800 €
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 71154

Land Deutschland

Lagebeschreibung The property is in the very family friendly and safe area. All supermarkets, bakery and shops for the daily needs are good distance.

Nufringen is connected to the public S-Bahn.

Driving Distance: To Panzer – 16 min / To Kelley – 24 min / To Patch – 18 min / To Stuttgart Center – 27 min



**Erbach Immobilienservice**

