

# Duplex Aidlingen

71134 Aidlingen

48.6785572, 8.8983347



Nice home with cozy wood-burning oven and floor heating in bathrooms and in the living-dining area, large terrace with nice view, light and spacious living area, fitted modern kitchen, 3 bedrooms, 2.5 bathrooms, electric roller shutters on all windows, air condition on top floor. Door opener with camera, one garage with electric door opener, two additional parking spaces. Small dog or a cat negotiable. Property Type: Semi-detached house Basis rent: 2,600 EUR Advance payment: 200 EUR (water, chimney sweep, heating maintenance, garbage) Total: 2,800 EUR DEposit: 2 base rents Living space: 190 sq m (2,045 sq ft) Usable area: 45 sq m (485 sq ft) Lot size: 300 sq m (3.228 sq ft) Bedrooms: 3 Bathrooms: 2.5 Parking: garage for one car with storage room, two additional parking spots Details to the home: First floor: bedroom, small office room, ¾ bathroom with floor heating, laundry-/technical room. There is direct access to the garage from the hallway. Second floor: living and dining area with floor heating, access to the large cozy terrace with awning and garden, open fitted kitchen, utility room, ½ bathroom. A wood-burning stove creates a pleasant atmosphere. Top floor: 2 bedrooms with air conditioning, ¾ bathroom with two sinks, towel warmer and floor heating.

## Überblick

Angebotsart: Mieten	Immobilientyp: Haus	Verfügbar ab: move-in is now
Besichtigung: anytime	Baujahr:	Zimmer:
Wohnfläche: 190 m <sup>2</sup>	Nutzfläche: 45 m <sup>2</sup>	Grundstücksgröße: 300 m <sup>2</sup>
Kaltmiete mtl.: 2.600 €	Nebenkosten mtl.: 200 €	Kaution: 5.200 €
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 71134

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. In Gaertingen - the next town - is connected to the public S-Bahn. Driving Distance: To Panzer – 20 min / To Patch – 25 min / To Kelley – 29 min



**Erbach Immobilienservice**

