

small house near Römersee

√ 7202 Bad Sauerbrunn, Proximity: Gesundheitszentrum Bad Sauerbrunn

€ 130.000,-purchase price

















About Property

nice house with terrace

LOCATION

Shops, restaurants, pharmacies can be reached in a few minutes by car. Public lines are close and connect good with the train station.

PUBLIC TRANSPORT

5A

PROPERTY

The house offers following rooms:

- -entree
- -living dining area with open kitchen and terrace
- -bedroom
- -bathroom (shower, toilet)

EQUIPMENT

- .wooden- and tiled floors
- .ca. 25m² terrace
- .access to the see

ACTIVITIES AT THE LAKE

- .Tennis, Minigolf, Tabletennis etc.
- .Kidsplayground
- .Lake for dogs
- .restaurant
- .in summer: small supermarket

Additional annual costs

- lease 2025: € 16,160,10
- lease 2026 onwards: ca € 4484,12

Fees:

.fee for setting up the contract: € 391,24

.stamp fee: € 580,12 .deposit: € 13.352,35

COSTS

purchase price: following costs come on top:

- . 3.5% land transfer fee
- . 1.1% land registry fee
- . commission: 3% of the purchase price + 20% VAT
- . costs of bank loan if needed
- . costs of Setting up the contract (lawyer, ..)

General

Propertynumber 11725 Property type Haus





Costs

purchase price € 130.000,-

Keyfacts

living area 50m²

Grundfläche 167m²
rooms 2
bedroom 1
bath 1
WC 1

Property age Neubau condition sehr gut Available from sofort Contract type befristet

Furnishing

Flooring Parkettboden parking --

kitchen ja
Terrasse 1
Satellitenfernsehen ja



Energy Performance Certificate

HWB Energieklasse C

Lage

Verkehrsanbindung 5A

Nähe Gesundheitszentrum Bad Sauerbrunn