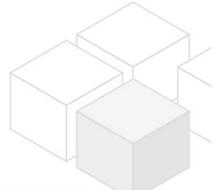


small house with garden in Angern an der March

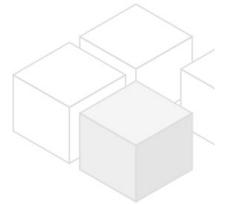
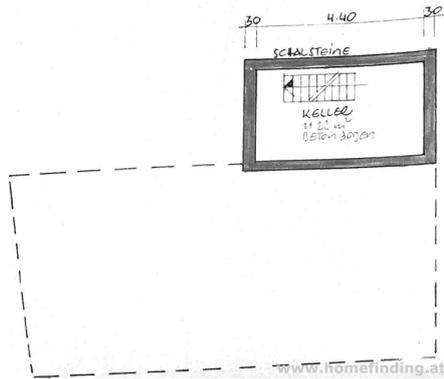
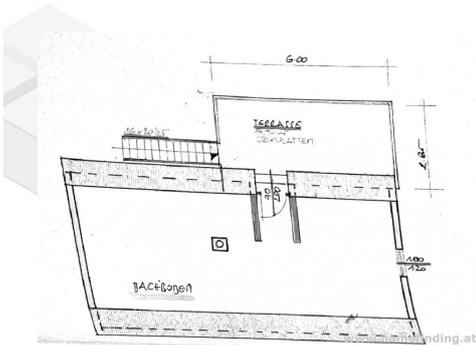
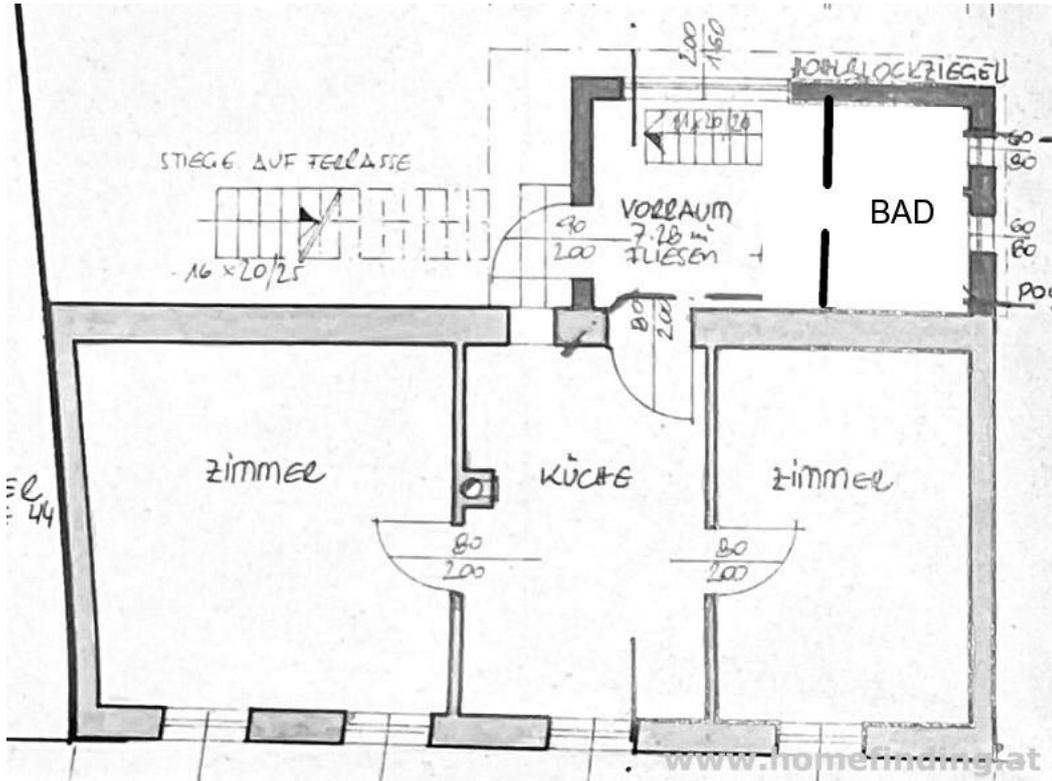


📍 2261 Angern an der March, Proximity: Angern an der March

€ 165.000,- purchase price



Plans



About Property

Nice house with a beautiful garden in a quiet location.#

LOCATION

Shops, Supermarkets, pharmacies can be reached by a short drive. The calm area offer a nice opportunity for a walk. Public lines are close and connect quickly with other villages or the train station.

PUBLIC TRANSPORT

527, trains

PROPERTY

The building has the following rooms:

>Ground floor:

- .Entree
- .Kitchen with space for a dining table
- .Two rooms
- .Bathroom (shower, toilet)

>Attic

- .storage space
- .terrace

>Basement

- .ca 11m² storage room

EQUIPMENT

- .basement
- .outside blinds - street facing windows

COSTS

Purchase price plus the following additional costs:

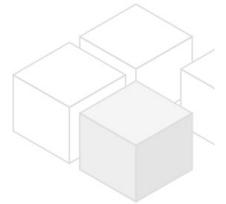
- . 3,5% land transfer fee
- . 1,1% land registry fee
- . 3% commission of the purchase price + 20% VAT
- . Contract costs (lawyer, notary) + cash expenses
- . if needed: bank loan

General

Property number	11763
Property type	Haus

Costs

purchase price	€ 165.000,-
operating cost	€ 40



Keyfacts

living area	60.24m ²
Grundfläche	1050m ²
Kellerfläche	11.22m ²
rooms	2
bedroom	1
bath	1
WC	1
Property age	Altbau
condition	--
Available from	sofort
Contract type	--

Furnishing

type of heating	Etagenheizung
Flooring	Kunststoffboden
parking	--
kitchen	ja
Terrasse	1

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	529
HWB Energieklasse	G
fGEE	5.05
fGEE Energieklasse	G

Lage

Verkehrsanbindung	REX 1, Buslinie 527
Nähe	Angern an der March