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HELMSTEDT · HOUSE · VACANT

Listed house with four flats in Helmstedt town centre

Listed end-of-terrace building with four flats, about 200 m² in total, near the Helmstedt market square

€66,000

200 m²

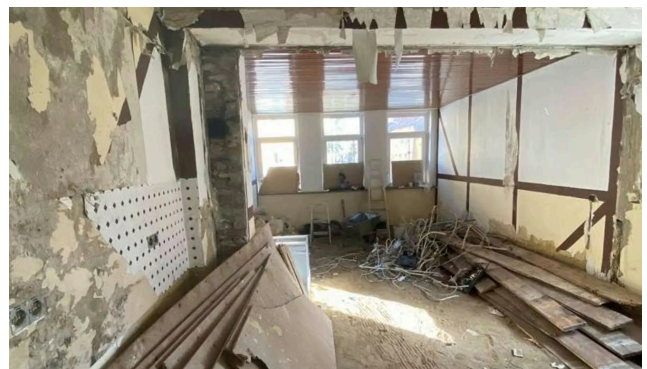
4 rooms

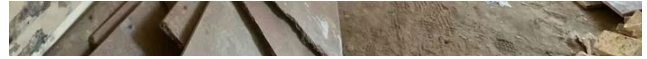


Kate Lehmann

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<https://immobiliya.com/properties/house-helmstedt-318600>





The property

A listed residential building on a corner plot of about 171 m² in the northern part of Helmstedt's old town. It contains four flats with a combined living area of about 200 m². The main house faces Ziegenmarkt and has three storeys, the top one a converted attic. It forms the end of a closed terrace.

Behind it stand a side wing and a two-storey rear building. Their upper floors are residential. Their ground floors hold storage rooms and the entrance area. The front door is in the side wing. Together with a boundary wall, the buildings enclose a small paved courtyard. There is no vehicle access to the plot, and the buildings cover almost all of it.

Some work has already been done. Water pipes and electrical supply lines have been renewed recently, and some of the sub-distribution boards are new. The meter cabinet is still of an older standard. Heating is the main open item. The flats currently have night storage heaters, and the heating still needs to be sorted out. Hot water comes from electric boilers and instantaneous water heaters. The bathrooms are simple and tiled, mostly with a shower, toilet and basin. A separate bathroom with a tub on the ground floor is not assigned to any flat.

Most windows are uPVC with double glazing, and a few older wooden ones remain. The pitched roof is covered with concrete tiles and has dormers and a cross gable. Part of the front house has a barrel-vaulted cellar of rubble stone, reached from the staircase. The facade is largely clad, with old tile hanging on the upper gables. The cladding shows visible warping. Overall the building is in a condition typical of its age. As a listed monument, any changes to the exterior or fabric require approval from the heritage authorities.

Four flats, about 200 m² in total

Listed building in the old town

Water and power lines renewed

Heating still to be installed

Partial barrel-vaulted cellar

Market square within walking distance

Small paved courtyard

Key facts

Type

House

Town

Helmstedt

Federal state

Lower Saxony

Postcode	38350
Living area	200 m ²
Plot	171 m ²
Rooms	4
Status	vacant
Reference	318600

The location

Helmstedt is a district town in the east of Lower Saxony, about 40 km east of Braunschweig and close to the border with Saxony-Anhalt. It lies between two wooded ridges, the Elm and the Lappwald. The A2 motorway, a main route between the Ruhr area and Berlin, passes the town with three junctions. Until 1810 the town had a university, and during the division of Germany the main motorway crossing between West and East Germany, Checkpoint Helmstedt, was located here.

The house stands on the corner of two quiet residential streets in the northern town centre. Ziegenmarkt is one-way. The surrounding buildings are closed rows of two and three storeys, some with shops on the ground floor. The market square and town hall are a few minutes' walk away. The zoning plan designates the area as a mixed-use zone.

Who it suits. This house suits a buyer with experience of listed buildings who plans to install new heating and repair the facade, and who wants several small flats in a walkable town centre.

What it costs in total

Real estate transfer tax (Lower Saxony, 5%) €3,300

Notary and land register (approx. 1.5–2%) €990–1,320

Agency commission €6,000 incl. VAT

Guide figures based on the asking price. The commission and who pays it are set out in the brokerage agreement, in line with German law (§§ 656a–656d BGB).

Information on your right of withdrawal

Cancellation policy

If a brokerage contract is concluded, consumers have the following right of withdrawal:

Right of withdrawal

You have the right to withdraw from this brokerage contract within fourteen days without giving any reason.

The withdrawal period will expire after fourteen days from the day of the conclusion of the contract.

To exercise the right of withdrawal, you must inform us (L&B Immobiliya EuRuS GmbH, Frankfurter Allee 18, 10247 Berlin, Tel.: +49 30 762 149 75, E-Mail: info@immobiliya.com) of your decision to withdraw from this contract by an unequivocal statement (e.g. a letter sent by post or an email). You may use the attached model withdrawal form, but it is not obligatory.

To meet the withdrawal deadline, it is sufficient for you to send your communication concerning your exercise of the right of withdrawal before the withdrawal period has expired.

Effects of withdrawal

If you withdraw from this contract, we shall reimburse to you all payments received from you, including the costs of delivery (with the exception of the supplementary costs resulting from your choice of a type of delivery other than the least expensive type of standard delivery offered by us), without undue delay and in any event not later than fourteen days from the day on which we are informed about your decision to withdraw from this contract. We will carry out such reimbursement using the same means of payment as you used for the initial transaction, unless you have expressly agreed otherwise; in any event, you will not incur any fees as a result of such reimbursement.

If you requested to begin the performance of services during the withdrawal period, you shall pay us an amount which is in proportion to what has been provided until you have communicated to us your withdrawal from this contract, in comparison with the full coverage of the contract.

End of cancellation policy

German original

Widerrufsbelehrung

Im Falle eines zustande kommenden Maklervertrages haben Verbraucher das folgende Widerrufsrecht:

Widerrufsrecht

Sie haben das Recht, binnen vierzehn Tagen ohne Angabe von Gründen den Maklervertrag zu widerrufen.

Die Widerrufsfrist beträgt vierzehn Tage ab dem Tag des Vertragsabschlusses.

Um Ihr Widerrufsrecht auszuüben, müssen Sie uns (L&B Immobiliya EuRuS GmbH, Frankfurter Allee 18, 10247 Berlin, Tel.: +49 30 762 149 75, E-Mail: info@immobiliya.com) mittels einer eindeutigen Erklärung (z. B. ein mit der Post versandter Brief oder eine E-Mail) über Ihren Entschluss, diesen Vertrag zu widerrufen, informieren. Sie können dafür das beigefügte Muster-Widerrufsformular verwenden, das jedoch nicht

vorgeschrieben ist.

Zur Wahrung der Widerrufsfrist reicht es aus, dass Sie die Mitteilung über die Ausübung des Widerrufsrechts vor Ablauf der Widerrufsfrist absenden.

Folgen des Widerrufs

Wenn Sie diesen Vertrag widerrufen, haben wir Ihnen alle Zahlungen, die wir von Ihnen erhalten haben, einschließlich der Lieferkosten (mit Ausnahme der zusätzlichen Kosten, die sich daraus ergeben, dass Sie eine andere Art der Lieferung als die von uns angebotene, günstigste Standardlieferung gewählt haben), unverzüglich und spätestens binnen vierzehn Tagen ab dem Tag zurückzuzahlen, an dem die Mitteilung über Ihren Widerruf dieses Vertrags bei uns eingegangen ist. Für diese Rückzahlung verwenden wir dasselbe Zahlungsmittel, das Sie bei der ursprünglichen Transaktion eingesetzt haben, es sei denn, mit Ihnen wurde ausdrücklich etwas anderes vereinbart; in keinem Fall werden Ihnen wegen dieser Rückzahlung Entgelte berechnet.

Haben Sie verlangt, dass die Dienstleistungen während der Widerrufsfrist beginnen soll, so haben Sie uns einen angemessenen Betrag zu zahlen, der dem Anteil der bis zu dem Zeitpunkt, zu dem Sie uns von der Ausübung des Widerrufsrechts hinsichtlich dieses Vertrags unterrichten, bereits erbrachten Dienstleistungen im Vergleich zum Gesamtumfang der im Vertrag vorgesehenen Dienstleistungen entspricht.

Ende der Widerrufsbelehrung

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