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PIRMASENS-STADTMITTE · HOUSE · VACANT

Twelve let apartments in two refurbished buildings in Pirmasens

12 furnished, fully let 1-2 room apartments, 528 m² in total, €62,000 net annual rent

€950,000

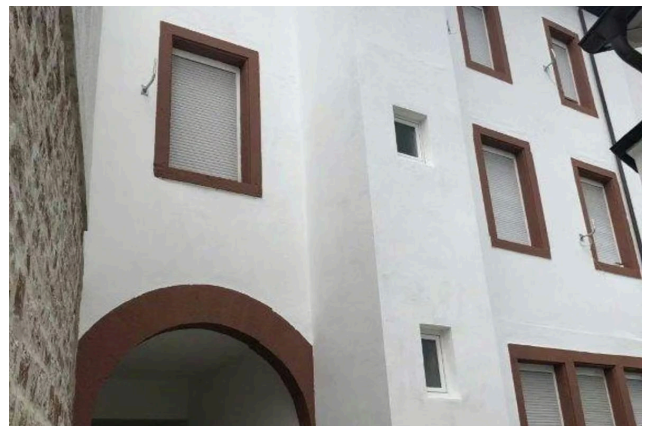
528 m²

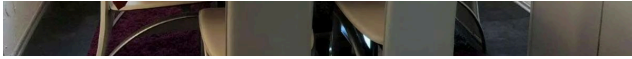


Kate Lehmann

Your contact for this property

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<https://immobiliya.com/properties/house-pirmasens-4034u>





The property

This is a package of 12 condominium apartments, each with one or two rooms, spread over two neighbouring buildings in Pirmasens. Together they offer about 528 m² of living space. All 12 are let. The current net rent, before service charges, is €62,000 a year, and the seller can supply a detailed rent schedule on request.

The buildings are of solid construction and date from 1900 and 1938. A full refurbishment took place in 2005, and the houses have been kept up to date since then. In the front building the bathrooms have Villeroy & Boch tiles and Geberit fittings. Windows are uPVC with insulated glazing and extra sound insulation on the street side. Front doors are uPVC, interior doors wood.

Each apartment in the main building has its own Vaillant gas boiler, serviced regularly by a specialist firm. The neighbouring building is heated by electricity with a hybrid system. The energy rating is class B. All apartments are currently having their electrical installations inspected, and the gas pipes are being pressure-tested by specialist companies.

The apartments are let furnished, and the furniture is part of the sale. Its value is about €150,000. That figure moves slightly with each new tenancy. Further details on the construction are available on request.

12 apartments, all currently let

€62,000 net rent per year

About 528 m² living space

Full refurbishment in 2005

Furniture included in the sale

Energy class B

Bus stop at the door

Key facts

Type	House
Town	Pirmasens, Stadtmitte
Federal state	Rhineland-Palatinate
Postcode	66955
Living area	528 m ²
Year of construction	1938

Status	vacant
Annual rent received	€62,000
Energy efficiency class	B
Energy demand	69.8 kWh/(m ² ·a)
Energy source	electricity
Reference	4034u

The location

Pirmasens is a town of roughly 40,000 people in the southwest of Rhineland-Palatinate, close to the French border and on the edge of the Palatinate Forest. For much of the twentieth century it was the centre of the German shoe industry. Kaiserslautern lies about 35 km to the north. Property prices in the town are low by German standards, which keeps rental yields comparatively high.

The two buildings stand about 1 km from the town centre, on the edge of the central area. Shops for daily needs are close by, and there is a bus stop directly outside. Parking is free in front of the houses and in the surrounding streets.

Who it suits. An investor who wants a block of small, already let and furnished apartments in a low-cost German market, with the work of refurbishment already done.

What it costs in total

Real estate transfer tax (Rhineland-Palatinate, 5%)	€47,500
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Notary and land register (approx. 1.5–2%)	€14,250–19,000
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Agency commission	3.57% incl. VAT
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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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