

PLAUEN-OSTVORSTADT · HOUSE · VACANT

1930 house with three flats to renovate in Plauen-Ostvorstadt

Three-flat house from 1930, 280 m² living area, in need of full renovation, 1.3 km from Plauen centre

€47,000

280 m²



Kate Lehmann

Your contact for this property

Kate Lehmann · +49 30 762 149 75 · WhatsApp +49 162 100 85 16 · info@immobiliya.com ·
<https://immobiliya.com/properties/house-plauen-6321ll>



The property

A house built in 1930 in the Ostvorstadt district of Plauen, divided into three flats with a total living area of 280 m². The plot measures 203 m². The building needs complete renovation. Nothing here is ready to let as it stands.

According to the seller, balconies could be added and parking spaces created, which would make the flats easier to let once the work is done. No permits for this are mentioned, so any buyer should check feasibility with the local building authority first. No energy class has been given.

A second building can be bought with it, for a combined package price. This one is not in Plauen but on Altenburger Straße in Zeitz, a separate town in the neighbouring state of Saxony-Anhalt. It has a building area of about 400 m² and could hold four to six flats. State funding for renovation and for adding balconies may be available, but this is not confirmed. Behind it stands another house that was once used for social events and weddings. It has been neglected in recent years and is no longer in use.

Built in 1930

Three flats, 280 m² living area

Complete renovation required

Balconies and parking possible

About 1.3 km to Plauen centre

Optional second building in Zeitz

Key facts

Type	House
Town	Plauen, Ostvorstadt
Federal state	Saxony
Postcode	08527
Living area	280 m ²
Plot	203.21 m ²
Status	vacant
Reference	6321II

The location

Plauen is the largest town in the Vogtland, in the south-west of Saxony, close to the borders with Bavaria, Thuringia and the Czech Republic. It is known for its lace-making tradition. Ostvorstadt lies east of the town centre, which is about 1.3 km from the house. Shops, supermarkets, nurseries and schools are in the surrounding area.

Zeitz, where the optional second building is located, lies south-west of Leipzig in Saxony-Anhalt. The two properties are in different towns and would be managed separately.

Who it suits. This suits a hands-on investor with a renovation budget and local contacts who wants to create rental flats in Plauen, possibly together with a larger second project in Zeitz.

[More properties in Plauen →](#)

What it costs in total

Real estate transfer tax (Saxony, 5.5%)	€2,585
---	--------

Notary and land register (approx. 1.5–2%)	€705–940
---	----------

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

Your contact for this property



Kate Lehmann

L&B Immobiliya EuRuS GmbH

WhatsApp +49 162 100 85 16

Mobile +49 162 100 85 16

Phone +49 30 762 149 75

Email info@immobiliya.com