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KRETZSCHAU · HOUSE · LET

# Partly let house with five apartments in central Kretzschau

Five apartments, 270 m<sup>2</sup> of living space on a 589 m<sup>2</sup> plot, partly let, in the centre of Kretzschau

€172,000

270.02 m<sup>2</sup>

10 rooms

already let

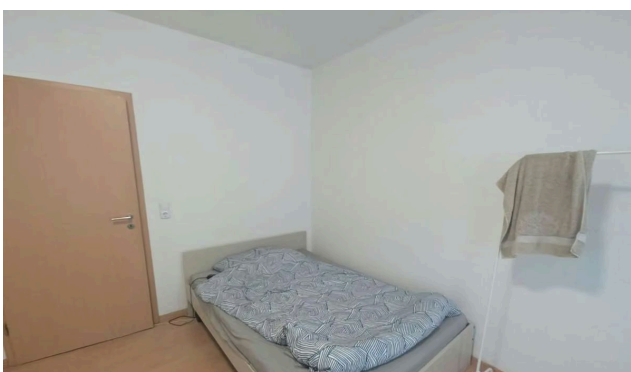


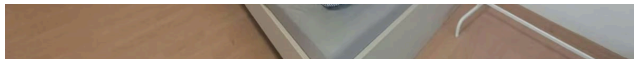
**Luba Baumgärtner**

Your contact for this property

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## The property

This is a five-unit residential building in the centre of Kretzschau, offered as an investment. The total living area is 270.02 m<sup>2</sup>, spread over 10 rooms. The plot measures 589 m<sup>2</sup>.

The house is partly let. The existing tenancies pass to the buyer with the sale, so rental income starts from the day of transfer. The vacant apartment or apartments can be let again or used by the owner.

The apartments have simple fittings. Divided across five units, the living area works out at roughly 54 m<sup>2</sup> per apartment on average, a size that suits single tenants and couples. A buyer who wants to raise rents over time will have room to do so by updating the interiors as units become free.

No energy efficiency class is stated for the building. The energy certificate and the current rent roll should be requested before any decision.

Five apartments in one building

270 m<sup>2</sup> living space, 10 rooms

589 m<sup>2</sup> plot

Partly let, sold with tenants

Central position in Kretzschau

About 30 km from Leipzig

## Key facts

|               |                               |
|---------------|-------------------------------|
| Type          | House                         |
| Town          | Kretzschau                    |
| Federal state | Saxony-Anhalt                 |
| Postcode      | 06712                         |
| Living area   | 270.02 m <sup>2</sup>         |
| Plot          | 589 m <sup>2</sup>            |
| Rooms         | 10                            |
| Status        | already let                   |
| Energy demand | 213.2 kWh/(m <sup>2</sup> ·a) |

## The location

Kretzschau is a small municipality in the Burgenlandkreis district in the south of Saxony-Anhalt. The town of Zeitz is about 4 km away, and Leipzig, the largest city in the region, is about 30 km to the north-east.

The house stands in the village centre. A primary school and a kindergarten are one to two minutes' walk away. So are a bakery and a few restaurants.

**Who it suits.** An investor looking for a multi-unit building with some rental income from the start and scope to improve the simply fitted apartments over time.

## What it costs in total

Real estate transfer tax (Saxony-Anhalt, €8,600  
5%)

Notary and land register (approx. 1.5–2%) €2,580–3,440

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](mailto: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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L&B Immobiliya EuRuS GmbH

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