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ZWICKAU-MITTE-WEST · APARTMENT · VACANT

Partly furnished 24 m² attic flat in listed 1870 house, Zwickau

One-room attic flat of 24 m² near Zwickau's Stadtpark, vacant and ready to move into

€27,000

24 m²

1 room

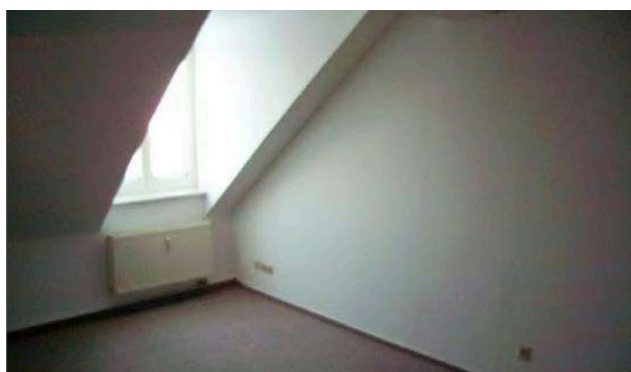
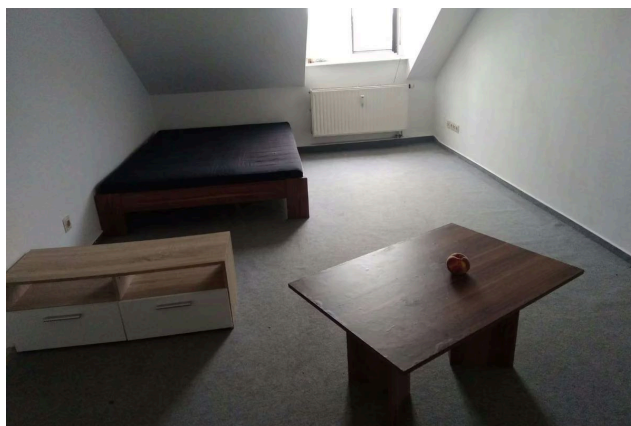
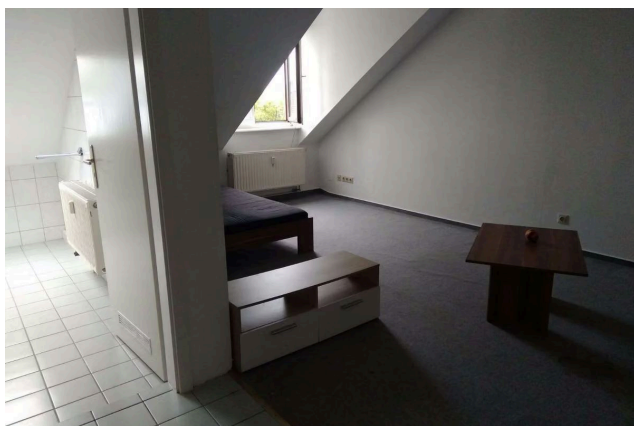
vacant

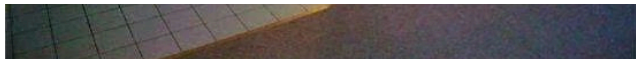


Luba Baumgärtner

Your contact for this property

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The property

A small, bright flat under the roof of a listed building from 1870. It has 24 m² on the third floor, which is the attic level of the house. The layout is simple: one main room with an open kitchen, plus a separate bathroom. A share of the cellar comes with it.

The building is a protected cultural monument and was renovated to a high standard under heritage rules. The staircase was redone a few years ago. In total the house holds 14 flats and 3 offices, so it is a mixed residential and business address rather than a quiet small block. The flat itself is in good, well-kept condition.

It is sold partly furnished, as shown in the photos. Nobody lives there now. A buyer can move in or hand over the keys to a tenant straight after completion.

Heating runs on gas and the energy class is D, an average result for a building of this age. The listing does not mention a lift, which is worth checking for a top-floor flat. Monument status also means that later changes to windows or the facade usually need approval from the heritage authority.

Listed building from 1870

Heritage-standard renovation

Partly furnished, vacant

Open kitchen and separate bathroom

Cellar share included

About 1 km to the centre

Next to the Stadtpark

Key facts

Type	Apartment
Town	Zwickau, Mitte-West
Federal state	Saxony
Postcode	08056
Living area	24 m ²
Rooms	1
Floor	3rd floor

Year of construction	1870
Status	vacant
Energy efficiency class	D
Energy demand	109 kWh/(m ² ·a)
Energy source	gas
Reference	6407o

The location

Zwickau is a city of around 90,000 people in western Saxony, roughly 40 km from Chemnitz and 80 km from Leipzig. It is the birthplace of the composer Robert Schumann and has a long history in car manufacturing, which continues today with a large Volkswagen plant nearby. The city is also home to the Westsächsische Hochschule Zwickau, a university of applied sciences.

Mitte-West is an established residential and business district close to the centre, made up mostly of renovated late-19th-century houses. The Stadtpark with its Schwanenteich lake is right next to it, and the town centre is about 1 km away. Everyday shopping can be done on foot, and public transport stops are a short walk away.

Who it suits. It suits a buyer looking for a low-entry flat to let to a student or single worker, or a parent housing a child studying in Zwickau, since it is small, furnished in part and available at once.

[More properties in Zwickau →](#)

What it costs in total

Real estate transfer tax (Saxony, 5.5%) €1,485

Notary and land register (approx. 1.5–2%) €405–540

Agency commission €3,000 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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