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LEIPZIG-GOHLIS-SÜD · APARTMENT · LET

Let 1-room apartment with balcony in Leipzig-Gohlis-Süd, built 1900

41.4 m² first-floor apartment, let since 2021 at €300 net cold rent, with balcony and cellar

€99,500

41.4 m²

1 room

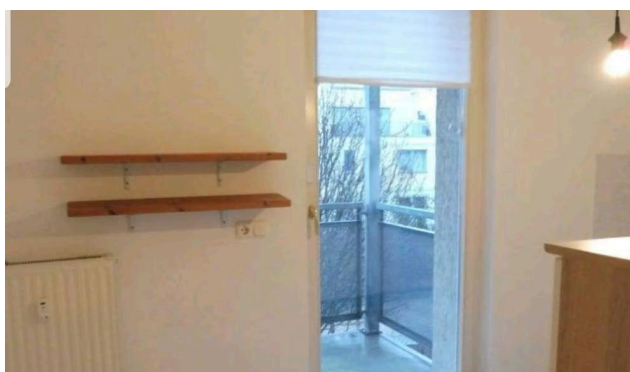
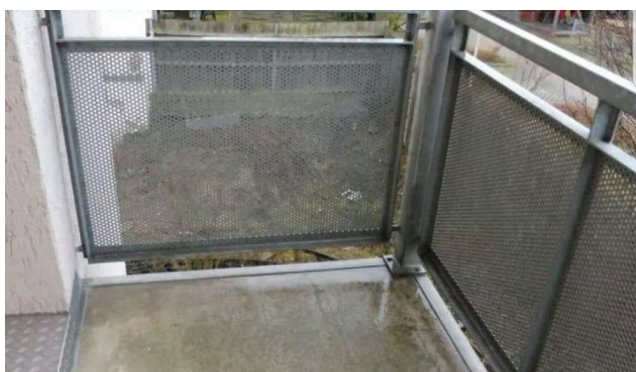
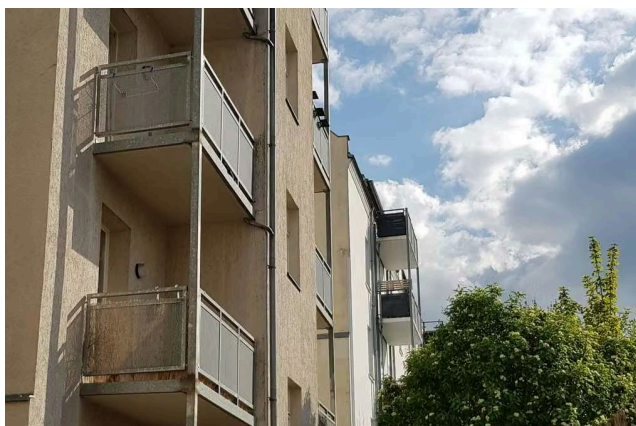
already let

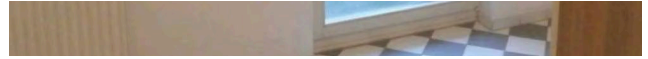


Luba Baumgärtner

Your contact for this property

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The property

This is a one-room apartment of 41.4 m² on the first floor of a residential building from 1900 in Gohlis-Süd. It is sold with the sitting tenant. A woman has rented it since 2021.

The net cold rent is €300 a month, plus €100 a month paid in advance towards service charges. That works out at about €7.25 per m², and the rent has not changed since the tenant moved in. Any future increase must follow German tenancy law. The monthly service charge paid to the owners' association is €258, of which about €195 can be passed on to the tenant. That leaves roughly €63 a month for the owner.

The main room serves as both living room and bedroom and gets good daylight. The kitchen is a separate room with its own window. The bathroom has a bathtub. There is a balcony, and a cellar compartment comes with the apartment.

Both the building and the apartment are in orderly, well-kept condition. Heating is by central gas heating. The energy certificate places the building in class C, a reasonable result for a house of this age.

Let since 2021, rent unchanged

41.4 m² on the first floor

Separate kitchen with window

Balcony and cellar compartment

Energy class C, central gas heating

Close to the Rosenthal park

Key facts

Type	Apartment
Town	Leipzig, Gohlis-Süd
Federal state	Saxony
Postcode	04155
Living area	41.4 m ²
Rooms	1
Floor	1st floor

Year of construction	1900
Status	already let
Features	balcony or terrace
Energy efficiency class	C
Energy demand	92.4 kWh/(m ² ·a)
Energy source	gas
Reference	6615l

The location

Leipzig is the largest city in Saxony, with around 600,000 inhabitants, and has grown steadily for more than two decades. Gohlis-Süd lies roughly two kilometres north of the city centre. It is one of the districts that consist largely of restored buildings from the decades around 1900.

The Rosenthal, a large park, borders the district to the south-west and links up with Leipzig's riverside woodland. Gohlis-Süd also has some local history of its own. The Gohliser Schlösschen, a small baroque summer palace, stands here, as does the cottage where Friedrich Schiller stayed in 1785. The city centre can be reached quickly by tram or bicycle.

Who it suits. This apartment suits a buyer looking for a small, already let investment in a sought-after part of Leipzig, since the sitting tenant means it is not available for the buyer's own use in the near term.

[More properties in Leipzig →](#)

What it costs in total

Real estate transfer tax (Saxony, 5.5%) €5,472

Notary and land register (approx. 1.5–2%) €1,492–1,990

Agency commission €5,000 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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