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FREYUNG · APARTMENT · VACANT

Vacant 1-room apartment with balcony in a holiday complex at Geyersberg

33 m² studio on the third floor, vacant and cleared, 100 m from the Geyersberg ski lift

€35,000

33 m²

1 room

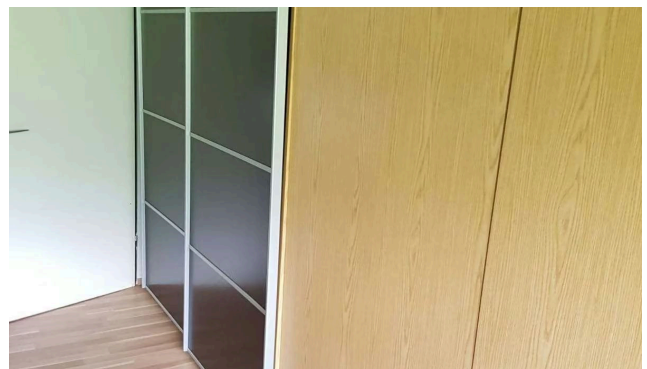
vacant

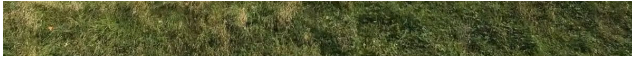


Kate Lehmann

Your contact for this property

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<https://immobiliya.com/properties/apartment-freyung-8757p>





The property

A one-room apartment of about 33 m² on the third floor of building O, part of a holiday complex on the Geyersberg above Freyung. The building dates from 1973. From the window there is an open view over the surroundings, and a balcony comes with the flat.

Inside there is a fitted kitchen and a shower room. Heating is central, fuelled by oil. A garage can be rented separately if needed. The monthly service charge (Hausgeld) is €164.

The flat is empty and fully cleared. It needs renovation. The common parts of the complex are described as well kept, but the apartment itself will need modernising before use, so a buyer should budget for that work and plan the layout and finish to suit.

As there is no tenant, the apartment is available immediately. Long-term letting, holiday letting and own use are all possible. The decision rests entirely with the buyer.

Vacant and available immediately

33 m² on the third floor

Balcony with open view

Ski lift about 100 m away

Fitted kitchen and shower room

Garage available to rent

Renovation needed

Key facts

Type	Apartment
Town	Freyung
Federal state	Bavaria
Postcode	94078
Living area	33 m ²
Rooms	1
Floor	3rd floor
Year of construction	1973
Status	vacant

Features	balcony or terrace
Energy demand	102 kWh/(m ² ·a)
Energy source	heating oil
Reference	8757p

The location

Freyung is a small town in the Bavarian Forest in eastern Bavaria, close to the borders with the Czech Republic (about 17 km) and Austria (about 27 km). Passau lies roughly 33 km to the south, and Grafenau about 18 km away. The Bavarian Forest National Park, Germany's oldest national park, begins to the north. Freyung is officially recognised as a climatic health resort (Luftkurort) and is known for walking in summer and cross-country skiing in winter.

The Geyersberg is Freyung's local ski hill. A ski lift, ski hire and a ski school are about 100 m from the building. The town centre is around 1.5 km away. The nearest mainline railway station is in Passau, about 40 km away, and Munich Airport is roughly 181 km by road.

Who it suits. Suits a buyer who wants a low-cost base for walking and skiing in the Bavarian Forest, or a small holiday-let investment, and who is prepared to manage a renovation.

What it costs in total

Real estate transfer tax (Bavaria, 3.5%) €1,225

Notary and land register (approx. 1.5–2%) €525–700

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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