

# Reserve – New entry after renovation – bright 1-room flat near Stadtpark Rabet

04315 Leipzig, Apartment for sale

Object ID: ANN7



Living area approx.: **34.86 m<sup>2</sup>** - Zimmer: **1.5** - Purchase price: **79,550 EUR**



## Reserve – New entry after renovation – bright 1-room flat near Stadtpark Rabet

Object ID	ANN7
Property Type	Apartment
Address	(Volkmarsdorf) 04315 Leipzig
Living area approx:	34.86 m²
Zimmer	1.5
Wohn-Schlafzimmer	1.5
Bathrooms	1
Heating type	Central heating
Primary energy supplier	Gas
Year of construction	1900
Condition	First occupation
Features	Cellar
Buyer's commission	3,57 Prozent vom Kaufpreis inkl. MwSt
Maintenance fees	371 EUR
Buyprice per m²	2,281.99 EUR
Purchase price	79,550 EUR



## Objektbeschreibung

The substance of the Wilhelminian style building with its beautiful clinker brick façade and elaborate decorations, cornices and façade profiles has been renovated with great attention to detail. The staircase was also restored to its original condition, as were the beautifully decorated banisters and the wall paintings in the entrance area.

The flat is a first-time occupancy after renovation.

The flat is located on the mezzanine floor of the house. A small hallway leads from the main entrance to the flat via a staircase.

The property corresponds to the current fit-out standard and has a shower room with WC, which is clad in marble on the walls.

A generous entrance area/hallway leads into the spacious living room, which then leads to the sleeping area via the small open-plan kitchen. Here there is also access to the shower room.

## Energy certificate

Energy certificate type	Verbrauchsausweis
Date of issue	18.02.2019
Valid until	02-2029
Year of construction	1900
Primary energy source	Gas
Final energy consumption	91.09 kWh/(m <sup>2</sup> ·a)
Hot water included	yes
Energy efficiency class	C





## Location

The four-storey old building with a beautiful sand-coloured clinker brick façade is located in the district of Sellerhausen (Leipzig) in a convenient location.

Tram stops (Annenstraße) (including 2,4,6,7,9) and bus RB110 are in the immediate vicinity. The main railway station can be reached by car in a few minutes.





PHOTO-2023-10-17-17-15-27 (4)



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PHOTO-2023-10-17-17-15-27 (3)



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PHOTO-2023-10-17-17-15-27



PHOTO-2023-10-17-17-15-30





PHOTO-2023-10-17-17-15-28 (1)



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PHOTO-2023-10-17-17-15-23



PHOTO-2023-10-17-17-15-26



PHOTO-2023-10-17-17-15-27 (4)



PHOTO-2023-10-17-17-15-28





PHOTO-2023-10-17-17-15-27 (1)



PHOTO-2023-10-17-17-15-26 (1)



PHOTO-2023-10-17-17-15-27 (3)



## Grundriss

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