



**KENSINGTON**<sup>®</sup>

Finest Properties International



## general:

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|                                  |                               |                                  |                       |
|----------------------------------|-------------------------------|----------------------------------|-----------------------|
| <b>object number external:</b>   | Kensington_KSW_554_1          | <b>as from:</b>                  | 18.08.2024            |
| <b>usage:</b>                    | habitation                    | <b>marketing method:</b>         | purchase              |
| <b>property:</b>                 | House                         | <b>construction year:</b>        | 1999                  |
| <b>place:</b>                    | 67714 Waldfischbach-Burgalben | <b>living space:</b>             | 137,85 m <sup>2</sup> |
| <b>rentable space:</b>           | 137,85 m <sup>2</sup>         | <b>Total size of site:</b>       | 215,00 m <sup>2</sup> |
| <b>Number of Rooms:</b>          | 5,0                           | <b>Number of bedrooms:</b>       | 3,0                   |
| <b>Number of bathrooms:</b>      | 1,0                           | <b>Number of sep. bathrooms:</b> | 1,0                   |
| <b>number of parking spaces:</b> | 2,0                           | <b>Condition:</b>                | groomed               |

## prices:

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**purchase price:** 249.000,00 €

## energy certificate:

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|                                |           |                                  |                             |
|--------------------------------|-----------|----------------------------------|-----------------------------|
| <b>type of energy ID:</b>      | VERBRAUCH | <b>expiry date:</b>              | 2027-09-06                  |
| <b>age group:</b>              | 2014      | <b>heating YOC:</b>              | 1999                        |
| <b>value class:</b>            | B         | <b>beaconing:</b>                | gas                         |
| <b>primary energy sources:</b> | GAS       | <b>energy consumption value:</b> | 51.00 kWh/m <sup>2</sup> /a |

## contact person:

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|                 |  |                    |   |
|-----------------|--|--------------------|---|
| <b>company:</b> | KENSINGTON Südliche Weinstraße             | <b>name:</b>       | Carlo Leibeck                           |
| <b>street:</b>  | Martin-Luther-Straße 14                    | <b>place:</b>      | 76829 Landau in der Pfalz               |
| <b>phone:</b>   | +49 1573 0835916                           | <b>fax number:</b> | +49 6341 54 963 61                      |
| <b>Email:</b>   | carlo.leibeck@kensington-international.com | <b>www:</b>        | www.kensington-suedliche-weinstrasse.de |

# Infrastructure:

## images

Außenansicht



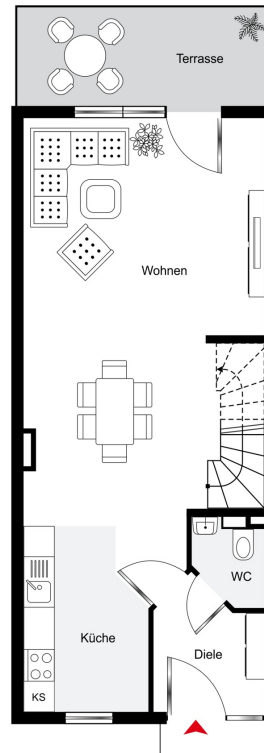
Außenansicht



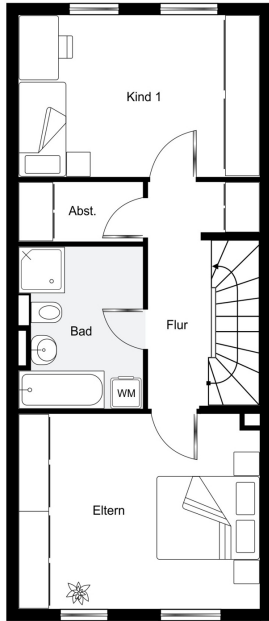
TEAM KENSINGTON

An advertisement for the Kensington team. It features two portraits of real estate agents. The text reads: 'WIR STELLEN DEN IMMOBILIENMARKT AUF DEN KOPF!' (We turn the real estate market on its head!). Below the portraits, it says 'KENSINGTON SÜDLICHE WEINSTRASSE' and 'www.kensington-suedliche-weinstrasse.de'. On the right, there is a 'FOCUS TOP IMMOBILIEN MAKLER 2021' award logo for 'LANDAU'.

Erdgeschoss



1.Obergeschoss



Dachgeschoss

