

## **semidetached house with view 3 parking + SUV / truck garage, Schlangenbad**

- Available 1<sup>st</sup> of August 2023 –
- Video on request -

Sunny 5- room (4 bedrooms) modern semidetached, low energy house with view. Sunny patio, 4x parking (incl. one fitting SUV/truck), 2x bathrooms, built-in kitchen, glass fiber internet possible

Location: Schlangenbad Wambach, quiet, nice green, pets, and family friendly neighborhood. Bakery, small grocery store in town, big grocery stores in view min. drive.

15 min. by car to Wiesbaden downtown and 26 min to Clay and 18 min to Amelia Earhart Building.

- Rental price: €2650 plus utilities
- Size: 150 sqm (1615 sqfeet)
- Plot sizes 240 sqm (2583 sqfeet)
- Living / dining room: 1 (with fireplace)
- Bedrooms: 4 (one with walk-in closet)
- Kitchen: 1 (open towards the living room)
- High quality completely fitted kitchen with appliances: dishwasher, freezer, oven, refrigerator, electric induction stove, steamer, microwave, built-in coffee machine
- Daylight bathrooms: 2 (1x tub and shower + 1x shower)
- Patio: 2 (one with very nice view to enjoy the sundowner)
- Parking: 4 (incl. one spacious garage fitting mid-size SUV or even a truck)
- Laminate and tiles (kitchen and bathrooms)
- Storage utility room: 2
- Appliance: el. shutters (raffstore / rolladen), cozy fireplace in the living room, floor heating, light fixtures in all rooms, central ventilation / cooling system
- Small garden: 1
- Pet's allowance: Yes
- deposit: 2 x cold rents
- American housing contract accepted

Low energy consumption only 36 kWh/sqm – energy certificate will be provided during the viewing. Utilities to be covered by the tenant plus electricity/heating via UTAP office.

Further pictures and information on request via phone, WhatsApp or email

+49-157-79570808

[as@as-immobilien-wiesbaden.com](mailto:as@as-immobilien-wiesbaden.com)

Other rental listings:

<https://en.as-immobilien-wiesbaden.com/mietobjekte>

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Note: All information in this exposé is based on the information provided by the landlord and has been prepared with care. However, the existence of errors cannot be ruled out, therefore the information is provided without any liability. The right to change rental prices is reserved.

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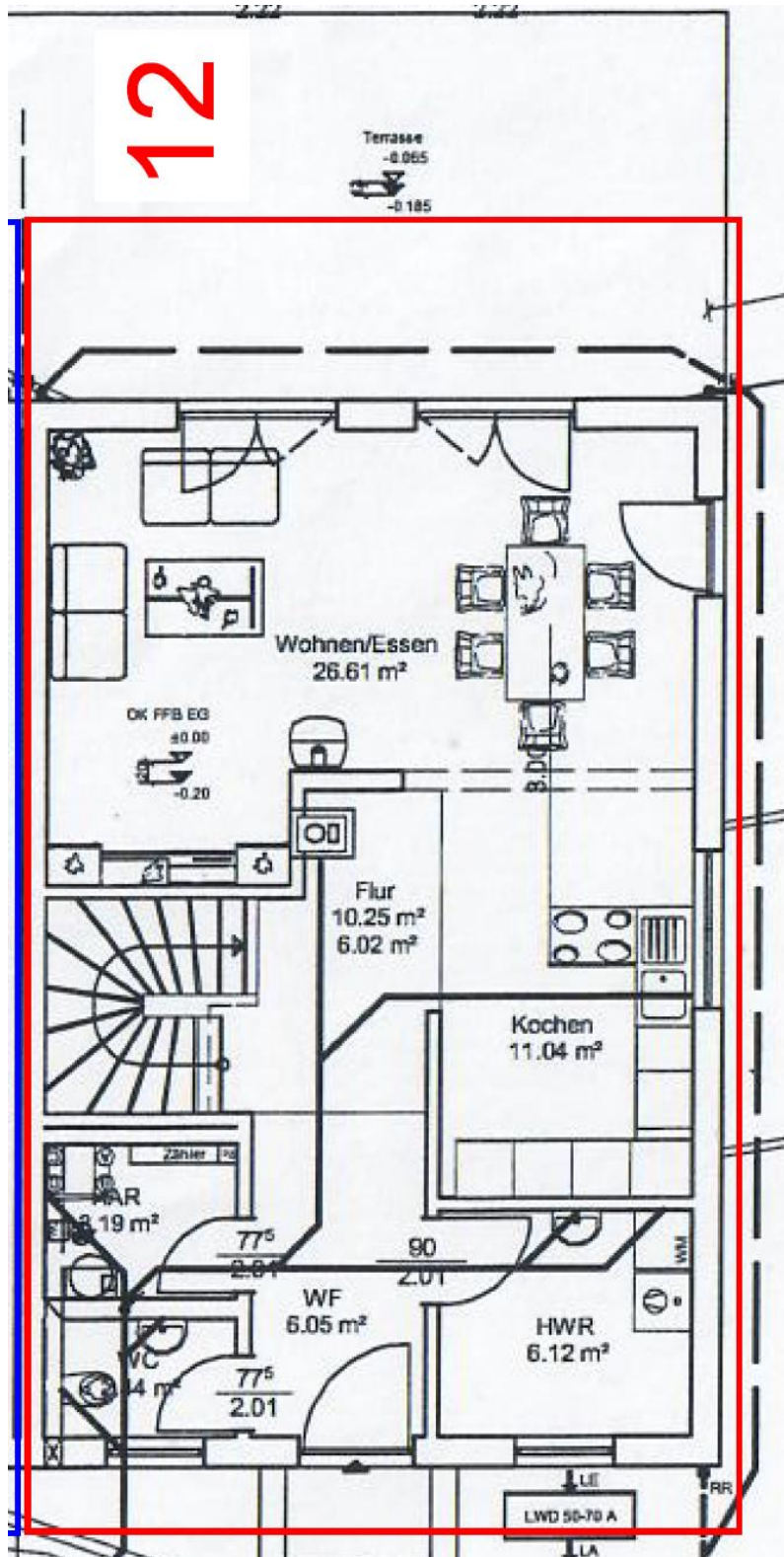
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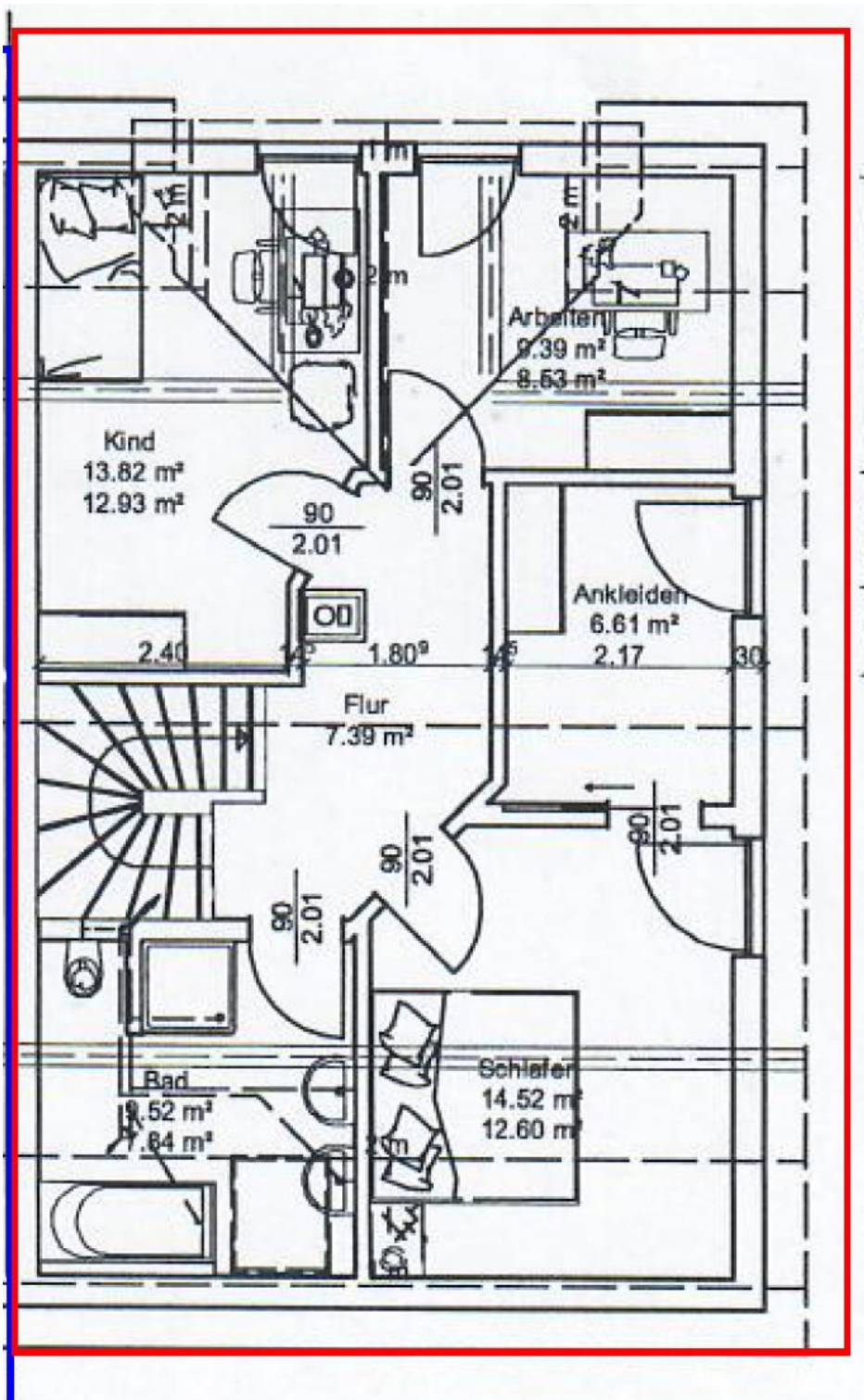
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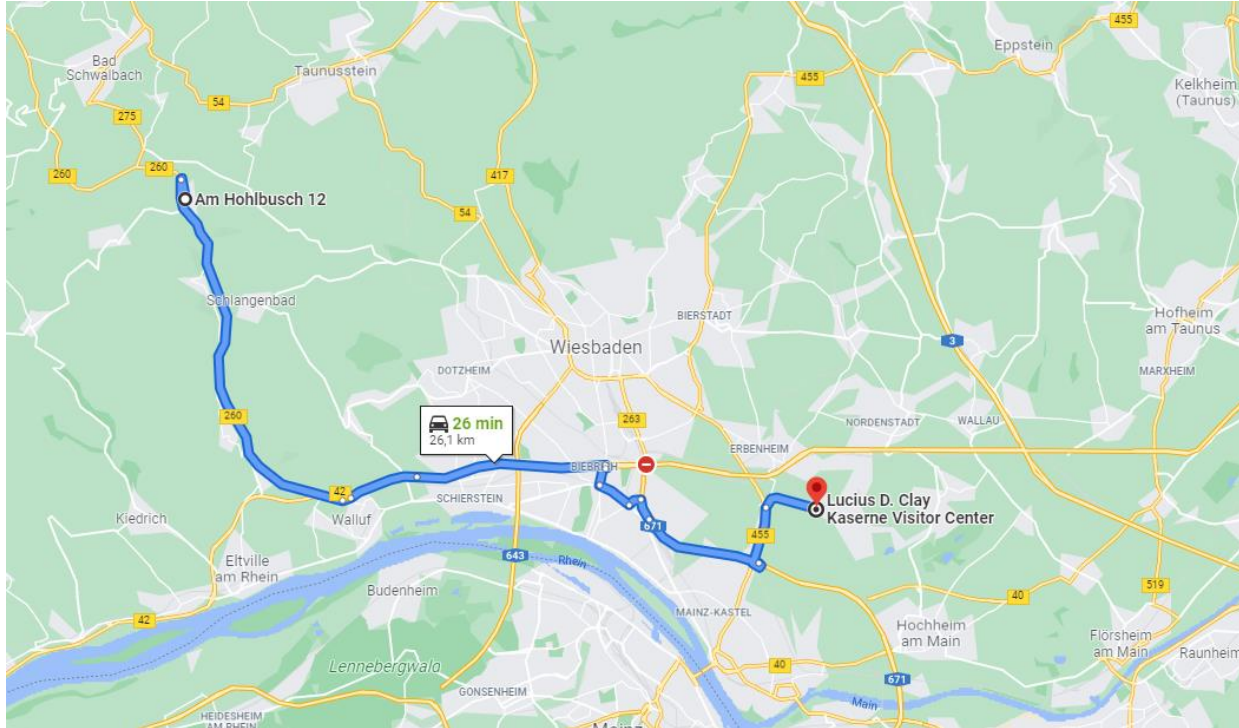
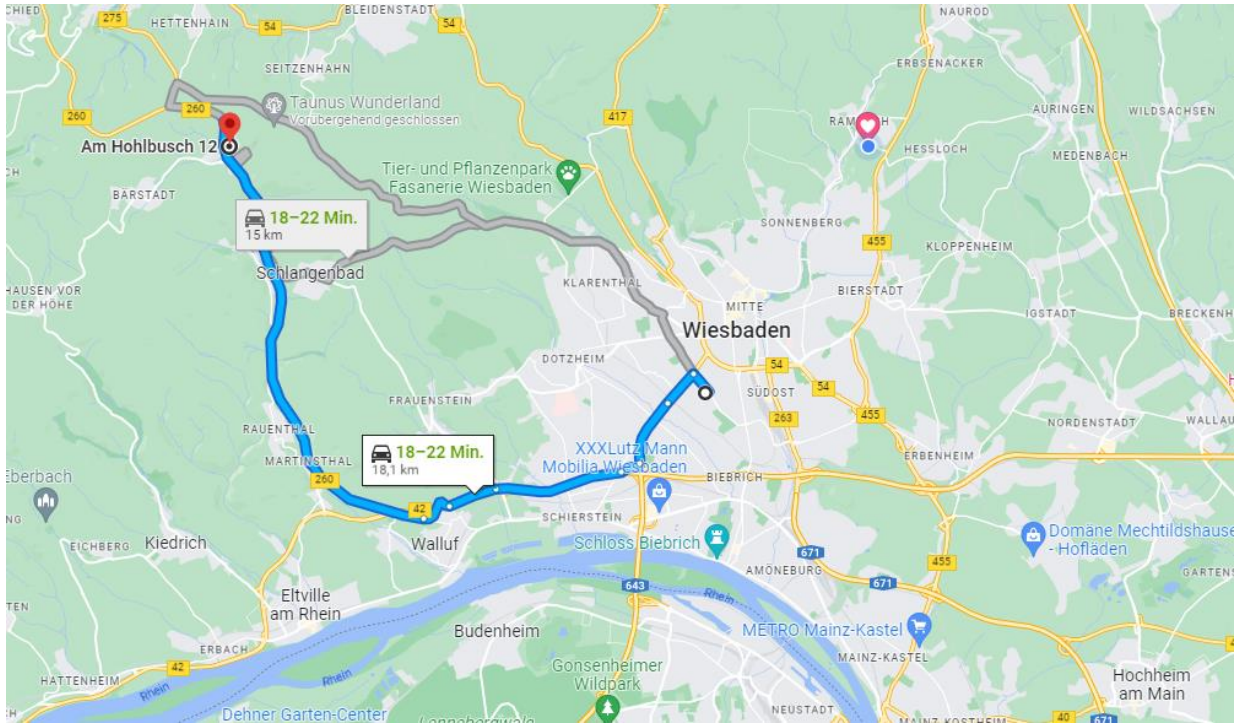
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