

Unique refurbished 2br 2 bath house, fitted kitchen, garage, fenced yard, wintergarden in Wiesbaden-Biebrich - 12 min to Clay

- Available 1st of November –

3-room (2 bedrooms) refurbished house, split over two floors plus granny flat / guest level. Heated winter garden, sunny terrace, small, fenced yard, garage, fitted kitchen, spacious living-dining room, two walk-in closets, two bathrooms.

Location: Wiesbaden-Biebrich, Ostwaldstrasse 10, quiet residential neighbourhood, close to rhine river and Biebricher Schloss Park. You find all that you need, bakeries, grocery stores, restaurants, doctors, banks, hairdressers, boutiques etc. in town. 12 min to Clay, 8 min to Amelia Earhart Building, 10 min by car to Mainz-Kastel.

- Rental price: €2750 + €100 cost of ownership + utilities
- Size: approx. 160 sqm (1722 sqft) + 50 sqm (538 sqft) guest level and 29 sqm (312 sqft) storage and heating room
- Plot size: approx. 365 sqm (2938 sqft)
- Living-dining room: 1
- Bedrooms: 2 + 2 walk-in closets
- Fitted kitchen with appliances: dishwasher, oven, side-by-side fridge & freezer, el. induction stove with hood, microwave
- Bathrooms: 2 (one with shower and tub /one with shower)
- Basement: granny flat with 1 bedroom + office + laundry + heating room
- Parking: garage / storage area + parking spot on site
- Floor: parquet, vinyl and marble floor
- Appliance: partially shutters, light fixtures. washer
- Heating: central gas heating (new)
- Outdoor: fenced yard, garden shed, terrace, balcony and heated winter garden
- Pet's allowance: negotiable
- Deposit: 2 cold rents
- American housing contract welcome!

Energy performance certificate 205.44 kWh/(m²+a).

Electricity and gas to be registered by the tenant via the UTAP office.

Arrange your personal viewing appointment. I'm looking forward to hearing from you.

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

Arthur Schultek

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Other rental listings:

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

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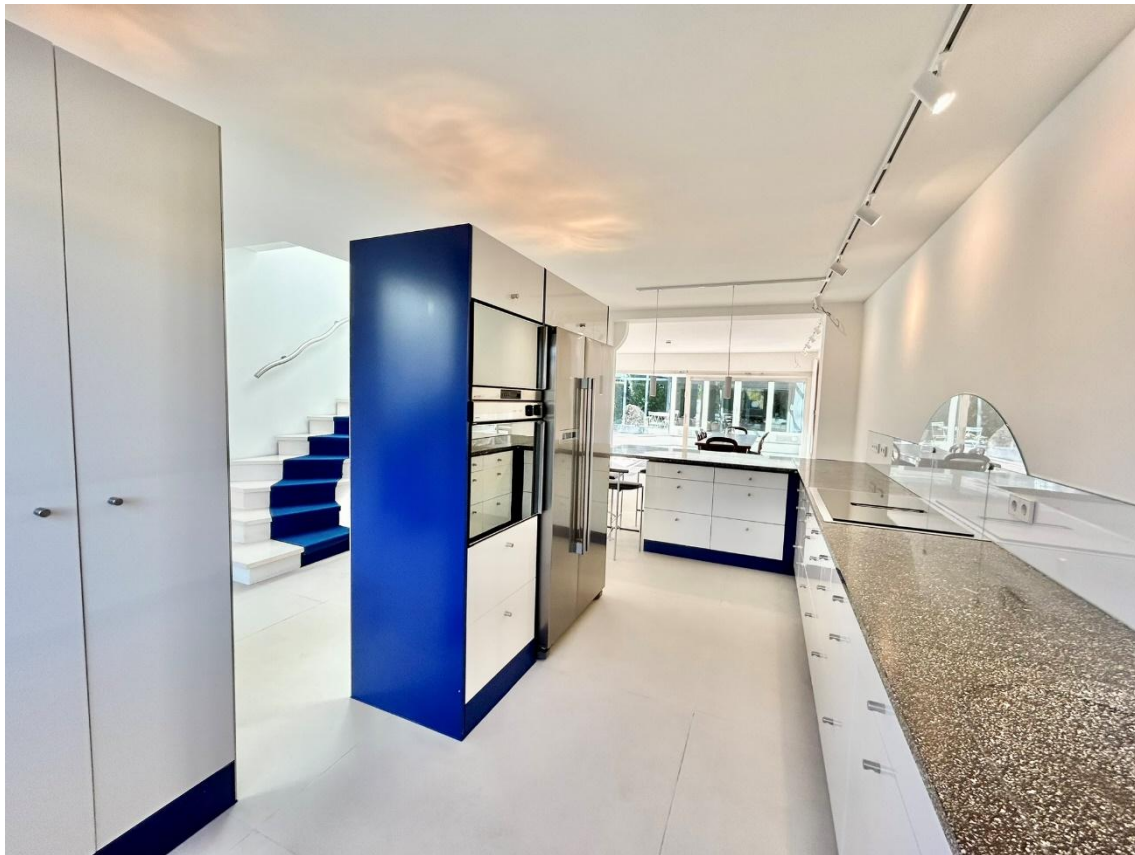
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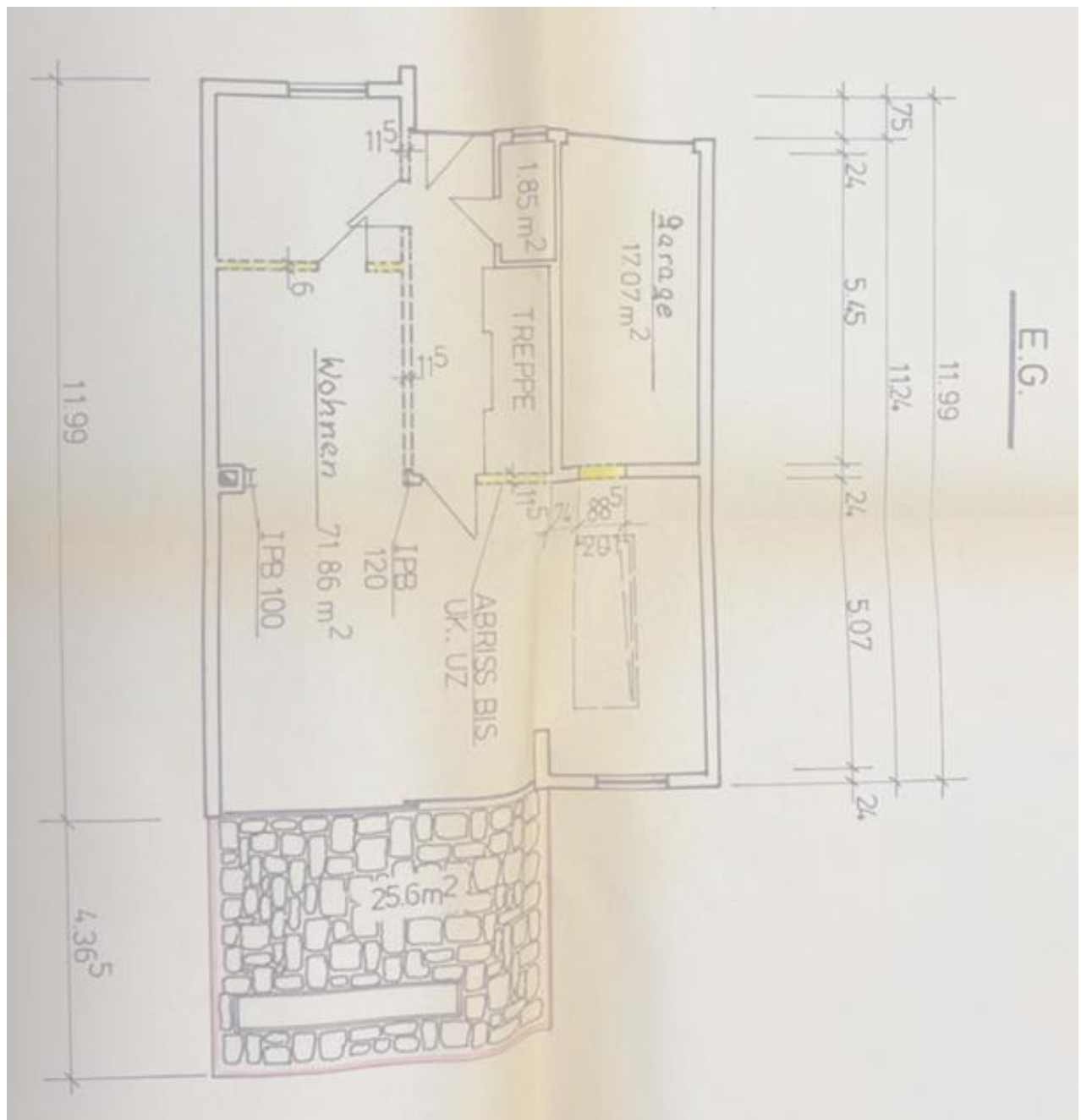
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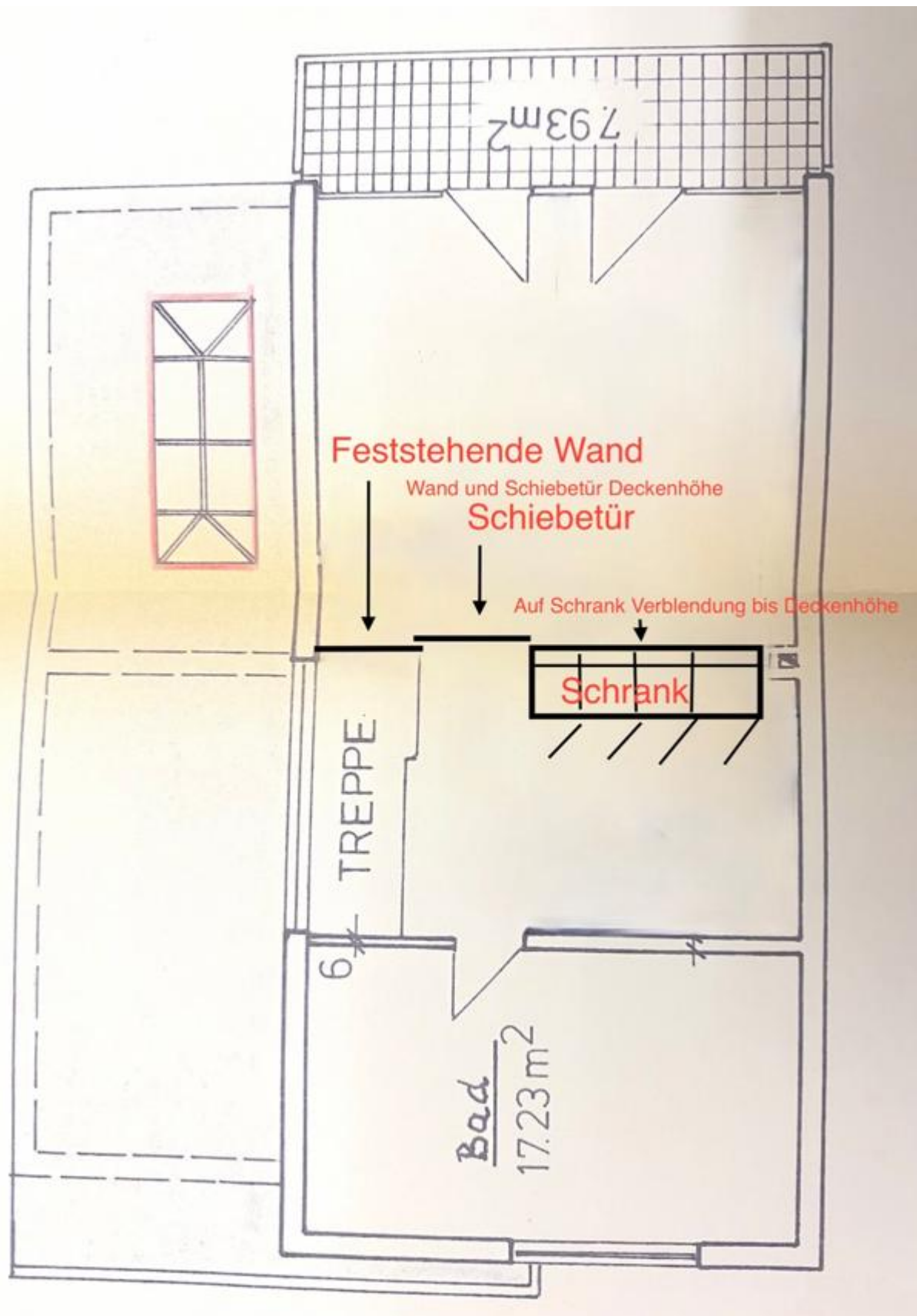
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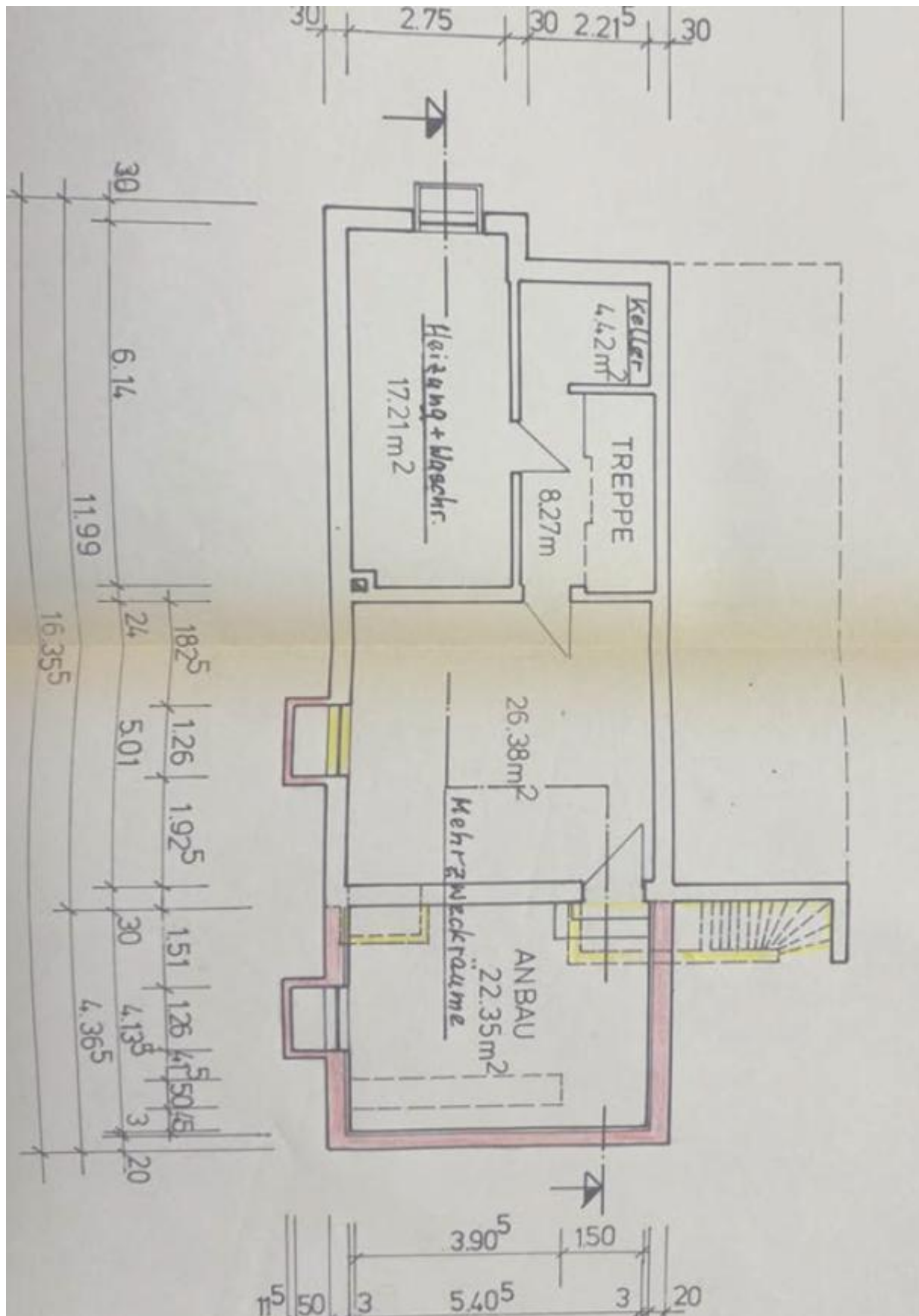
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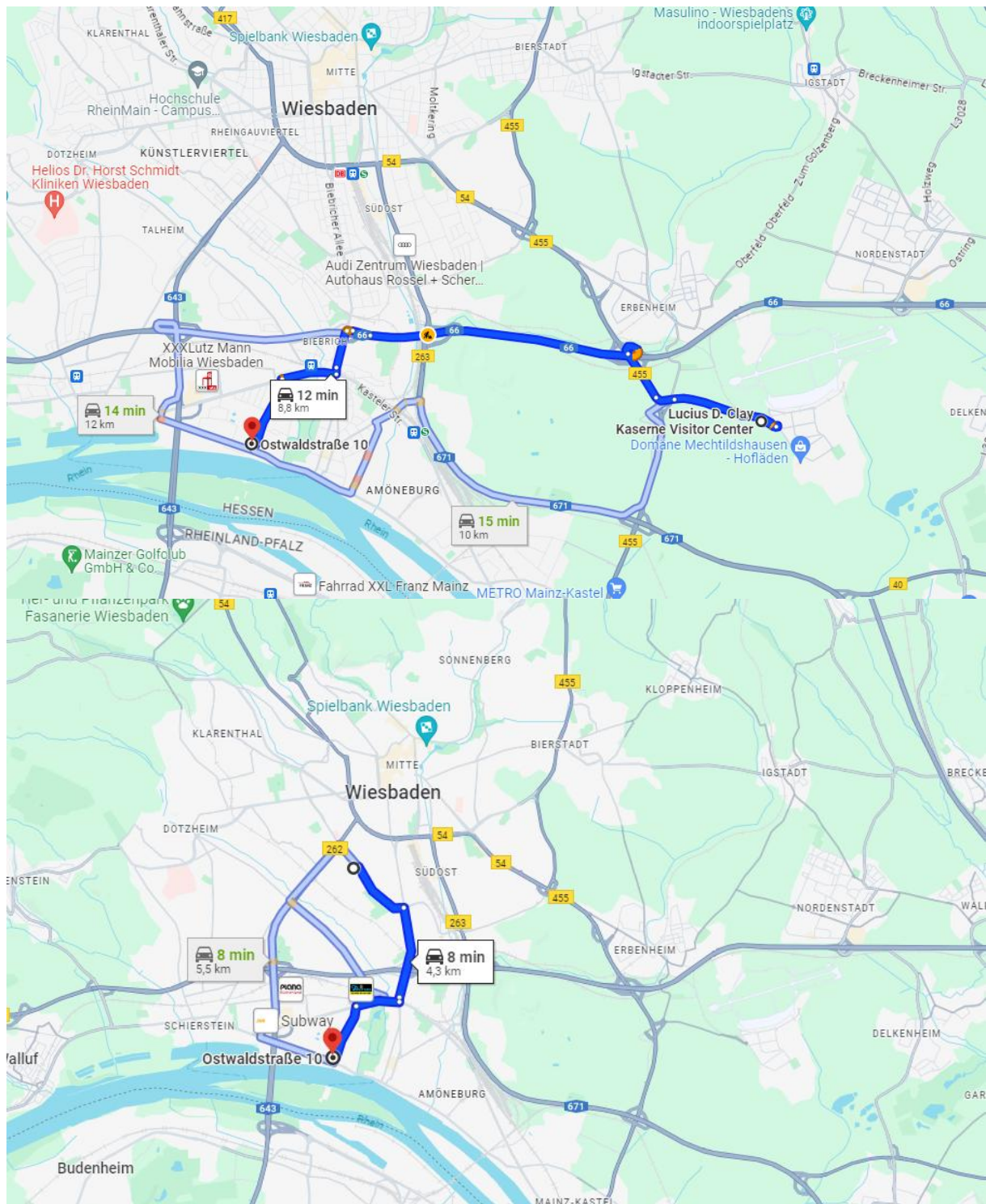
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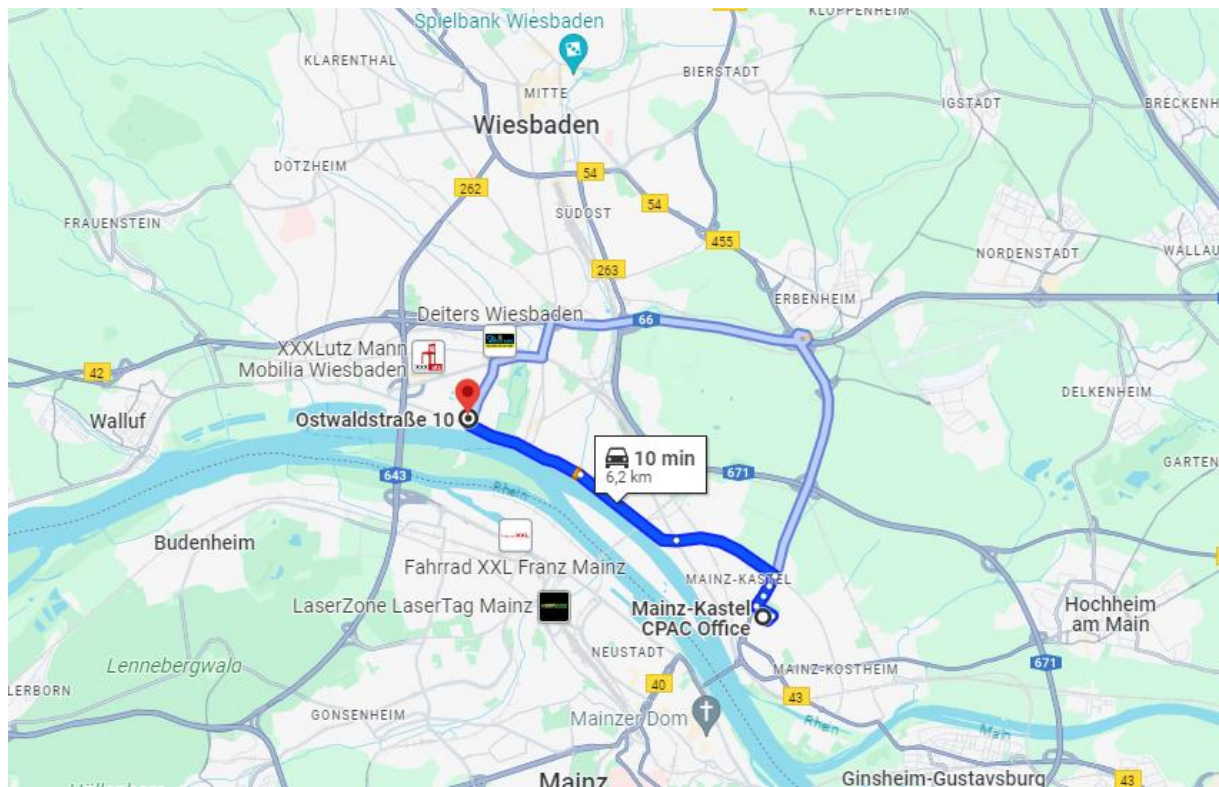
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