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· info@immobiliya.com

ALTENBURG · HOUSE · VACANT

Seven-unit apartment building in central Altenburg, needs renovation

Vacant house with 7 flats and 450 m² living space in Altenburg town centre, full renovation required

€315,000

450 m²

20 rooms

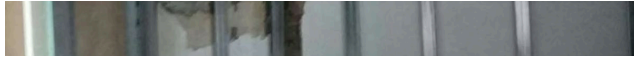


Kate Lehmann

Your contact for this property

Kate Lehmann · +49 30 762 149 75 · WhatsApp +49 162 100 85 16 · info@immobiliya.com ·
<https://immobiliya.com/properties/house-altenburg-5074v>





The property

A residential building with seven flats in the centre of Altenburg. Total living area is 450 m², spread over 20 rooms, on a plot of about 500 m². The house is empty.

It needs a full renovation. The German description calls the condition both "in need of renovation" and "in need of refurbishment", so a buyer should plan and budget for substantial work before any flat can be let again. The year of construction, heating system and energy rating are not stated. These points belong on the list of questions for a viewing.

Once restored and fully let, the target net rent, before service charges, is estimated at around €30,000 a year. That figure is a projection, not a rent currently received.

Behind the house there is a courtyard. Parking spaces could be created there, which would help with letting in a town-centre street.

Seven flats, 20 rooms

450 m² living area

Plot of about 500 m²

Town-centre location

Vacant, full renovation needed

Target rent about €30,000 a year

Room for courtyard parking

Key facts

Type	House
Town	Altenburg
Federal state	Thuringia
Postcode	04600
Living area	450 m ²
Plot	500 m ²
Rooms	20
Status	vacant
Reference	5074v

The location

Altenburg is a town of a little over 30,000 people in the far east of Thuringia, about 39 km south of Leipzig. It sits roughly in the middle of the triangle formed by Leipzig, Chemnitz and Gera, and is the administrative seat of the Altenburger Land district. The town is more than 1,000 years old and is known in Germany as the birthplace of Skat, the national card game. Playing cards are still made here. Above the old town stands the former ducal residence, a castle on a rock, and there are several parks and a large lake, the Großer Teich.

The federal road B180 runs through the town, and the A4 motorway is about 20 km to the south. There are daily direct buses to Leipzig. According to the original description, shops for daily needs and a town bus stop are within walking distance of the house.

Who it suits. This building suits an investor with renovation experience and capital in reserve who wants to restore an empty multi-family house and let seven flats in a town 39 km from Leipzig.

What it costs in total

Real estate transfer tax (Thuringia, 5%)	€15,750
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Notary and land register (approx. 1.5–2%)	€4,725–6,300
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Agency commission	7.14% incl. VAT
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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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L&B Immobiliya EuRuS GmbH

WhatsApp	+49 162 100 85 16
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