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PLAUEN-HASELBRUNN · HOUSE · LET

Apartment building with seven let flats in Plauen-Haselbrunn

Seven flats on four floors, 560 m² living area, net cold rent of about €1,929 per month

€450,000

560 m²

16 rooms

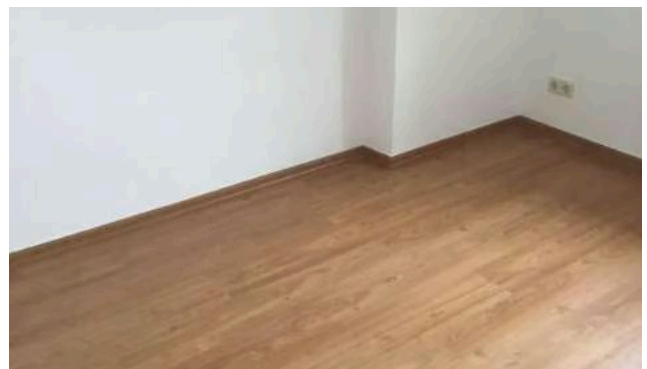
already let



Kate Lehmann

Your contact for this property

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<https://immobiliya.com/properties/house-plauen-6000g>





The property

A residential building on Morgenbergstraße in Plauen, sold with its tenants in place. It has seven flats on four floors and a total living area of about 561 m², with 16 rooms in all. The plot measures 505 m². According to the energy certificate, the building dates from around 1905.

Net cold rent currently received is €1,928.77 per month. Recoverable service charges add €1,273.23, which brings total gross rent to about €3,222 monthly. There is some room for more. A garage is in letting negotiations, with expected net income of around €240 a month. A small ground-floor unit of 15.59 m² on the right is empty, and re-letting it could bring roughly €100 to €150 a month, possibly more.

The flats are in average, orderly condition. Living rooms partly have laminate floors, and bathrooms and kitchens are tiled. The building as a whole is in sound general repair.

Heating runs on natural gas from a system installed in 1995, so replacement should be part of any medium-term budget. The energy certificate, issued on 24 April 2019, shows consumption of 147 kWh/(m²·a) and efficiency class D.

Seven flats, about 561 m²

Net cold rent €1,928.77 per month

Sold with sitting tenants

Garage letting under negotiation

Vacant 15.59 m² unit to re-let

Gas heating from 1995

Key facts

Type	House
Town	Plauen, Haselbrunn
Federal state	Saxony
Postcode	08525
Living area	560 m ²
Plot	505 m ²
Rooms	16

Year of construction	1995
Status	already let
Energy efficiency class	D
Energy demand	102.47 kWh/(m²·a)
Energy source	natural gas
Reference	6000g

The location

Plauen is the largest town in the Vogtland, in the south-west of Saxony close to the borders with Bavaria and the Czech Republic. It has about 64,000 inhabitants and is known for Plauen lace, a textile tradition going back to the nineteenth century. The A72 motorway runs along the edge of town and meets the A9 between Munich and Berlin about 30 km away.

Haselbrunn is a residential district in the north of Plauen. Morgenbergstraße has recently been resurfaced. Buses and trams connect the area with the town centre, and schools, nurseries and everyday shopping are within walking distance.

Who it suits. An investor who wants an already let apartment building with steady rental income, a modest upside from the garage and the vacant unit, and is prepared to budget for a new heating system in the coming years.

[More properties in Plauen →](#)

What it costs in total

Real estate transfer tax (Saxony, 5.5%) €24,750

Notary and land register (approx. 1.5–2%) €6,750–9,000

Agency commission €17,850 incl. VAT

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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