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KABELSKETAL · APARTMENT · VACANT

3-room lower-ground-floor apartment with terrace in Kabelsketal

113 m² over 3 rooms with private terrace, between Halle and Leipzig, vacant on completion

€184,900

113 m²

3 rooms

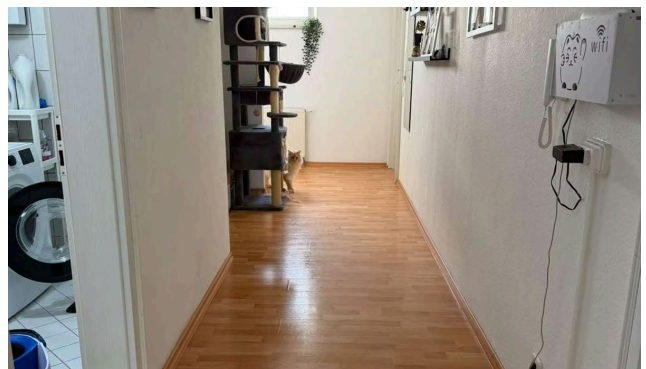
vacant

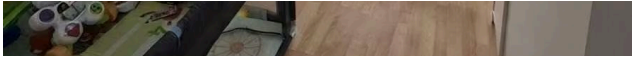


Kate Lehmann

Your contact for this property

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<https://immobiliya.com/properties/apartment-kabelsketal-6001a>





The property

A 3-room apartment of about 113 m² in Großkugel, part of the municipality of Kabelsketal. It lies on the lower ground floor (Souterrain) of a building completed in 1994 and comes with its own terrace.

For three rooms, 113 m² is a generous amount of space, so the individual rooms are large and the layout leaves room for different arrangements. A couple would have space to spare. A small family would also fit. The apartment is described as well kept.

The lower-ground-floor position should be understood clearly. Rooms partly below street level usually receive less daylight than those on upper floors, so a viewing is the best way to judge the light. The terrace in front of the apartment gives private outdoor space, which is not common for flats of this type.

Heating runs on natural gas, and the energy efficiency class is C. The owners currently live in the apartment themselves. They will move out once it is sold, and the handover date can be agreed with the buyer.

About 113 m² living space

Private terrace

Built in 1994, well kept

Energy class C, gas heating

Vacant after sale, handover by agreement

A 9 junction about 1 km away

S-Bahn station in Großkugel

Key facts

Type	Apartment
Town	Kabelsketal
Federal state	Saxony-Anhalt
Postcode	06184
Living area	113 m ²
Rooms	3
Year of construction	1994

Status	vacant
Features	balcony or terrace
Energy efficiency class	C
Energy demand	87 kWh/(m²·a)
Energy source	natural gas
Reference	6001a

The location

Kabelsketal is a rural municipality in the Saalekreis district of Saxony-Anhalt. It lies between Halle (Saale) and Leipzig, the second city just across the state border in Saxony. Großkugel sits directly on the B 6 road, and the Großkugel junction of the A 9 motorway is about 1 km away. The Schkeuditzer Kreuz, where the A 9 meets the A 14, is a short drive.

Großkugel has its own S-Bahn station on the regional suburban rail network, and several bus lines serve the municipality. Leipzig/Halle Airport is close: about 8 km to the passenger terminal and about 4 km to the southern cargo centre, measured from the Großkugel business park. Supermarkets for daily shopping are in the neighbouring villages of Gröbers and Zwintschöna, and larger shopping centres such as Halle Center Peißen and the Hallescher Einkaufspark are within easy reach.

Who it suits. Suits a buyer who wants to live in the apartment, or a buyer with work in Halle, Leipzig or at the airport, who values a lot of floor space and a private terrace and accepts a lower-ground-floor position.

What it costs in total

Real estate transfer tax (Saxony-Anhalt, €9,245 5%)

Notary and land register (approx. 1.5–2%) €2,774–3,698

Agency commission 3.57% 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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