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LEISNIG · HOUSE · VACANT

Listed 1865 multi-family house in central Leisnig, needs renovation

Listed building from 1865 with 190 m² over 10 rooms, 300 m from Leisnig railway station

€38,500

190 m²

10 rooms



Luba Baumgärtner

Your contact for this property

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The property

This is a house from 1865 in the centre of Leisnig, under monument protection and in need of renovation. It is a multi-family house with about 190 m² of living area across 10 rooms, on a plot of about 280 m². The state of repair calls for a substantial project, and the budget should reflect that.

The building has a place in German history. It is the birthplace of General Friedrich Olbricht, one of the leading figures of the failed attempt on Hitler's life on 20 July 1944. The heritage listing cites its historical value and its significance for public education.

The architecture is late nineteenth-century and rendered. The main body has two storeys and ten window axes. At the corner, a projecting section two axes wide rises to three storeys. The house stands on a rubble-stone base, and the façade carries finely structured plaster mouldings and pilasters with capitals. The windows are no longer the originals. The front door and its fanlight with etched glass are.

Any work will need the approval of the local heritage authority. In Germany, renovation costs for listed buildings can qualify for special tax depreciation, so independent tax advice before purchase is sensible.

Listed building from 1865

Birthplace of General Friedrich Olbricht

190 m² living area, 10 rooms

280 m² plot in the town centre

Original front door with etched fanlight

Station about 300 m away

Direct train to Leipzig in one hour

Key facts

Type	House
Town	Leisnig
Federal state	Saxony
Postcode	04703
Living area	190 m²
Plot	280 m²
Rooms	10
Year of construction	1865
Status	vacant
Reference	6401s

The location

Leisnig is a small historic town in central Saxony, on the Freiberger Mulde river, roughly 45 km south-east of Leipzig. It is known for Burg Mildenstein, the medieval castle above the old town.

The house is very central. Leisnig railway station is about 300 metres away, and a regional train reaches Leipzig Hauptbahnhof in about an hour with no change. By car, central Leipzig is about 40 minutes.

Who it suits. A buyer with renovation experience and patience for heritage rules, who values the history of the building and can use the tax rules for listed property, will get the most from this house.

What it costs in total

Real estate transfer tax (Saxony, 5.5%)	€2,118
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Notary and land register (approx. 1.5–2%)	€578–770
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Agency commission	€3,000 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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