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WERDAU · APARTMENT · VACANT

Vacant 3-room flat in Werdau, Saxony, in need of full renovation

60 m² on the second floor, empty and in need of complete renovation, about 7 km from Zwickau

€32,000

60 m²

3 rooms

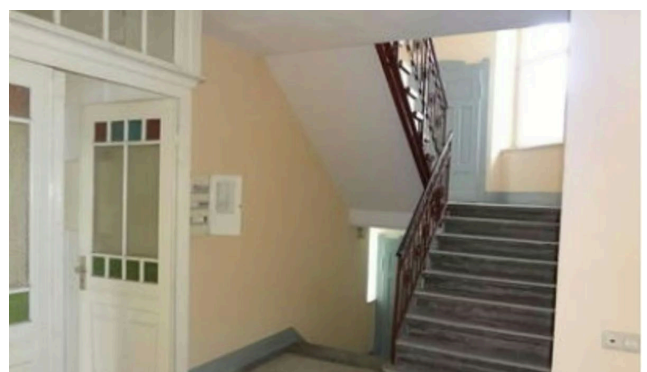
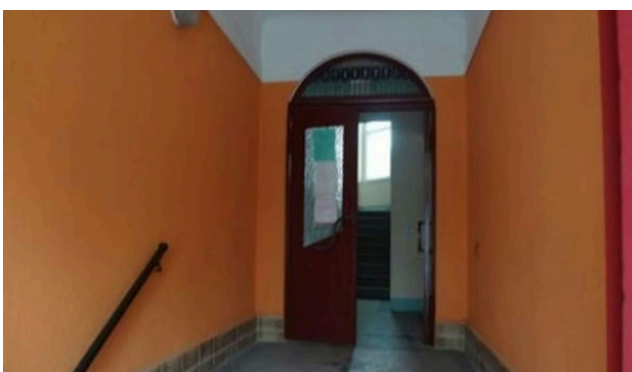
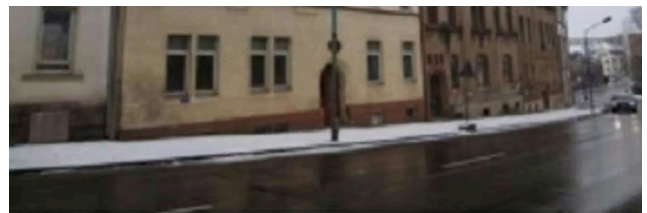
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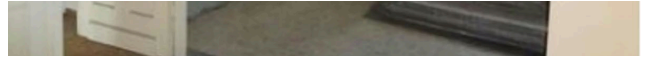


Kate Lehmann

Your contact for this property

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<https://immobiliya.com/properties/apartment-werdau-6669r>





The property

A three-room flat of 60 m² on the second floor of an apartment building in Werdau. It is empty. It needs a thorough renovation before anyone can live in it, and the price should be judged with that in mind.

The building itself also needs refurbishment and is currently unoccupied. A buyer would own one unit in a shared property, so major works on the roof, façade or common areas would be decided and paid for jointly with the other owners. Before buying, it is worth asking for the minutes of recent owners' meetings and details of any reserve fund.

Heating is by night storage heaters, supplemented by infrared panels. This is an electric system that is expensive to run and is usually replaced during a full renovation. The windows are uPVC. The bathroom has a shower and a window, so it gets daylight and natural ventilation.

A cellar room belongs to the flat. No energy certificate class has been provided.

3 rooms, 60 m²

Second floor

Vacant, available at once

Bathroom with window and shower

uPVC windows

Private cellar room

7 km from Zwickau

Key facts

Type	Apartment
Town	Werdau
Federal state	Saxony
Postcode	08412
Living area	60 m ²
Rooms	3
Floor	2nd floor
Status	vacant

The location

Werdau is a small town of around 20,000 inhabitants in western Saxony, historically known for its textile industry. It lies about 7 km from Zwickau, the regional centre and a long-established car-manufacturing city. The flat is on the edge of town rather than in the centre.

Road connections are good. Werdau sits within the triangle formed by the A4, A9 and A72 motorways. The town is on the Leipzig to Hof railway line, which also serves Reichenbach and Plauen.

Who it suits. A buyer with a renovation budget, local support and patience, who accepts that the building also needs work, could take on this flat as a long-term project at a low entry level.

What it costs in total

Real estate transfer tax (Saxony, 5.5%)	€1,760
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Notary and land register (approx. 1.5–2%)	€480–640
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Agency commission	€2,000 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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