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OELSNITZ · HOUSE · VACANT

Six-unit apartment house from around 1900 for renovation in Oelsnitz

Six flats with 300 m² of living space in a building from about 1900 that needs full renovation

€48,000

300 m² | 12 rooms



Luba Baumgärtner
Your contact for this property

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The property

An apartment house with six flats in Oelsnitz, built around 1900. The living area totals 300 m² across 12 rooms, and the plot measures 280 m². A parking space comes with the property.

The last refurbishment was carried out around 1980, to the standard of the GDR at that time. That work is now more than forty years old. Both the interiors and the building itself need renovating again. Fittings in the flats are basic.

One feature belongs to an older era. Each flat has its own flushing toilet, but it is on the half-landing in the stairwell, not inside the flat. Any thorough renovation plan will need to include bathrooms within the units.

Two of the six flats were let until about 2015. No current rental income should be assumed. The value here lies in the size of the building and what it can become after the work.

- Six flats, 12 rooms in total
- 300 m² living area
- 280 m² plot with parking
- Built around 1900
- Last refurbished around 1980
- Shops and transport 3-4 minutes' walk
- Needs complete renovation

Key facts

Type	House
Town	Oelsnitz
Federal state	Saxony
Postcode	08606
Living area	300 m²
Plot	280 m²
Rooms	12
Year of construction	1900
Status	vacant

Features	parking space
Reference	6727

The location

The postcode 08606 places the house in Oelsnitz/Vogtl., a small town in the Vogtland, the hilly region in the south-west of Saxony near the borders with Bavaria and the Czech Republic. It should not be confused with Oelsnitz in the Erzgebirge. The nearest larger city is Plauen, roughly 10 km to the north-west.

The house stands in a quiet side street. Public transport, a supermarket and several smaller shops are 3 to 4 minutes away on foot.

Who it suits. This house suits an investor with renovation experience and a budget for extensive work who wants to rebuild a six-unit rental property in a small Saxon town.

What it costs in total

Real estate transfer tax (Saxony, 5.5%)	€2,640
Notary and land register (approx. 1.5–2%)	€720–960
Agency commission	€3,000 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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