

House is looking for a shared apartment in Hürth - ideal for a shared apartment, 6 bedrooms, shared kitchen with fitted kitchen, living + courtyard terrace

€2,000 basic rent
plus additional costs of €500

approx. 177 m2 of living space

Availability: 01.12.2023 for 1 year to 5 years - flexible renting

7 rooms inclusive 1 living-dining-room, 2 bathrooms, 1 guest toilet, inner-courtyard terrace,
large eat-in kitchen with fitted kitchen

The owners imagine 1 or 2 tenants as main tenants which can be for example
2 tenants- each to rent 3 rooms + bathroom - floor 1 and top-floor who can use all the space on the ground-floor together or other compositions ...

Object description

Well-kept, partially renovated single-family house with 7 rooms, including 1 living-dining room with access to the inner courtyard terrace, spacious kitchen with fitted kitchen and pantry, guest toilet - all on the ground floor.

On the upper floor and attic there are 3 rooms, a hallway and 1 bathroom on each floor.

Next to the house entrance is the lockable gate to the inner courtyard.

Bicycles can also be safely parked here.

The house is ideal for a shared apartment, e.g. with 6 students as individuals also divisible as a shared apartment with 2 parties - one tenant on each floor!

The owners imagine 1 or 2 main tenants!

2,000 € Basic rent plus
500 € utilities

2,000 € deposit

177 m2 approx. Living space - 7 Rooms
Industrial supplier - see phone, e-Mail and address below
Road not open
City/ Location: 50354 Hürth (Hermülheim)

Position

The house is located on a quiet residential street that ends in a turning point in Hürth Hermülheim with good train and bus connections. Shops for daily needs can be reached on foot.

Hürth-Hermülheim is located south-west of Cologne and is a popular residential location due to its quiet yet central location.

The transport connections to Cologne and the surrounding area by public transport and by car can be described as optimal. Doctors, pharmacies and over 100 retail stores are located in the immediate vicinity in the well-known Hürth-Park shopping center. Train (line 18) from Hürth Hermülheim and bus are within walking distance. Leisure and sports facilities are available to suit every taste. Cologne's green belt can be reached within a short distance by bike or car. The highway is only about 2 km away. Here you can enjoy all the advantages of a big city without having to put up with the disadvantages of a metropolitan area.

Furnishing

On the ground floor there is the dining-kitchen with fitted kitchen and the living-dining room with terrace access to the inner courtyard and a guest toilet with window.

The remaining 6 rooms are on 2 floors, the upper floor and the attic, each with 3 rooms and each bathroom with shower and window - 1 x with tub, shower + window.

- * Equipped kitchen
- * Table with bench in the dining area - the living room
- * Black couch (leather or leather look) in the living room
- * various lamps distributed throughout the house and various rooms
- * Roller shutters - ground floor + upper floor - electrical, in the top floor - mechanical
- * various curtains and sliding systems/blinds
- * various shelves and bed frames with slatted frames
- * Wardrobe in 1 attic room facing the inner courtyard
- * Bathroom with window on each floor - upper floor and attic * Guest toilet with window on the ground floor
- * Washing machine with laundry/drying room

The house is very well maintained and partially renovated - the bedroom walls have been repainted!

There is an open staircase without an elevator from the ground floor to the upper floor to the attic and the basement.

The floors each have lockable intermediate doors - and within the floor behind the intermediate door there are the respective lockable room doors and the bathroom.

Energy certificate type

Certificate of need

Essential energy sources

Combined heat and power, fossil fuel

Efficiency class

F

energy source

District heating

Type of heating

Central heating

Building type

residential buildings

validity

October 20, 2023 to October 19, 2033

Final energy requirement

187.90 kWh/(m² a)

Further information

Sightseeing/ Views + important things

Please arrange viewing appointments with me two days in advance or request them by email.

Please make your suggestions by e-mail under "Contact provider" or at info@immo-wolff.de and mobile communications, see exposé.

Background information about you etc. in advance is very helpful for making an appointment more quickly.

Provider of the property

Patricia Wolff Real Estate (Erfstadt + Jülich)
Geschwister-Scholl-Str. 11, 52428 Jülich

Mrs. Patricia Kratz
Your contact person
Telephone: 02461/9394733 Mobile: 0049(0)178/7116079
e-Mail: info@immo-wolff.de

Pictures – Inside & Outside



House – Street View

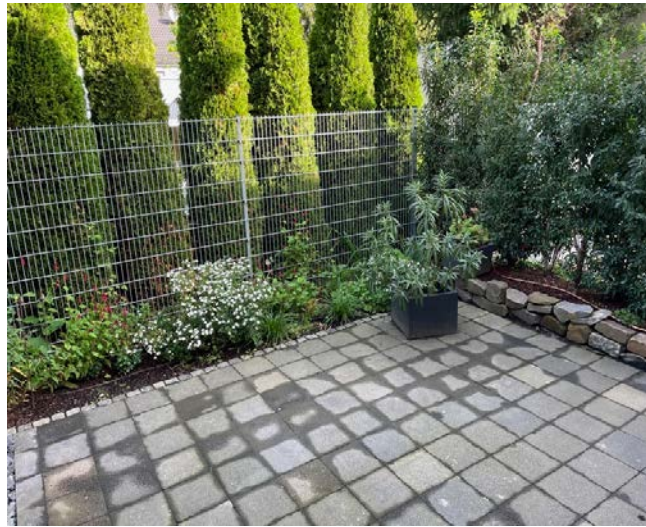


Kitchen with fitted kitchen



living-dining room with terrace access to the inner courtyard





inner courtyard

Titelfoto

Fotos 20 / 20



Terrassen-Zugang ab Wc



Wohnen-Essen



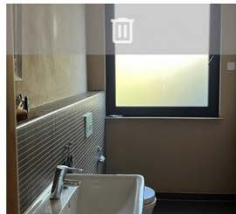
Küche mit Einbauküche



ang Vorratsraum + Diele



Essen an Wohnen im EG



Gäste-WC im EG



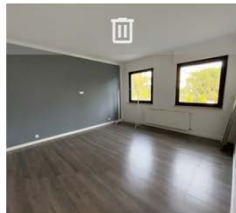
Zi. 1 - OG li. Anliegerstr.



Zi 2 - OG li.-Anliegerstr.



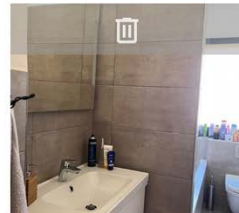
Zi 2-OG li. Bild 2



Zi.3 - OG re. Innenhof



Dielen-Blick in 3 Zimmer



Bad im OG



Zi.4 - DG links-Fenster 1



Zi.4 - DG links-Bild 2



Zi. 5 - DG li. Anliegerstr.



Zi. 6 - DG re. Innenhof



iele DG - Blick Zi.6 + Bad



Bad im DG oben



Bad im DG - Bild 2



Hausansicht-Anliegerstr