

**Historic listed flat in Steinbachtal:**

**Burkarderviertel, within walking distance of the city centre, Würzburg
for rent from 01.01.2025**

Location: Centrally located 3-room old building flat in the listed lower Leistenstraße, total area approx. 75 sqm, 1st floor, so-called 'Belle Etage', in the oldest quarter of Würzburg, 300 m from St. Burkard, approx. 5 minutes walk to the Old Main Bridge, 950 m to the New University, other faculties of the university in the buildings on Röntgenring also within a catchment area of approx. 2 km

Transport connections: Parking space or garage rental possible on site, city centre and Alte Mainbrücke within a few minutes' walk, several bus stops with train station connection directly on site, tram stop "Löwenbrücke" in 300 m, as well as all shopping facilities for daily needs within walking distance, numerous leisure activities and nature recreation also within a direct radius of a few hundred metres

Number of rooms and size: approx. 75 sqm, 3 rooms with picturesque tower room, balcony facing the fortress, bathroom with window, floor plan attached, optional cellar compartment

Description: The flat should/will be rented furnished or partly furnished, with lamps, kitchen incl. all appliances (new electric cooker, dishwasher, large, separate fridge and freezer), crockery, pots, pans, etc., cupboard, bed, dining set, living room furnishings, etc. Wardrobe, bed, dining table set, living room furnishings etc.

Property management with caretaker available, no separate obligations for the tenants

Equipment: All rooms in the living and sleeping area with oak real wood parquet, 3.15 m ceiling height, original building from the Gründerzeit, with fascinating historicism - partly exposed ceiling ornaments in the rooms, bedroom and balcony view to the bastions of the Marienberg fortress

Monthly rent and ancillary costs: furnished, incl. utilities **EUR 2,450.00** (incl. € 400 advance payment for utilities, net rent EUR 2,050.00)

- Temporary letting for max. 2 years, thereafter owner occupation

Deposit: EUR 5,000.00 (equivalent to 2.43 net cold rents)

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