



Bright and friendly 2.5-room apartment (approx. 80.8 m²) with a balcony and fitted kitchen in Dettelbach, available for rent after consultation, but no later than June 1, 2025.

Location:

Albrecht-Dürer-Straße 12, 97337 Dettelbach, Landkreis Kitzingen. Quiet and friendly residential area; within walking distance, there are various bakeries, supermarkets, doctors, and a pharmacy. It is a quiet rental property with 2 residential units. Internet connection with > 100 Mbit is available. Even during rush hours, it only takes about 15 minutes by car to the Campus Hubland. Public transport is available but somewhat limited.

Description & Amenities:

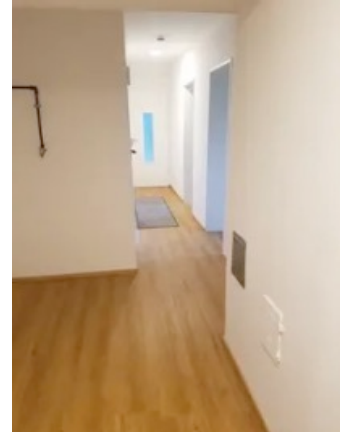
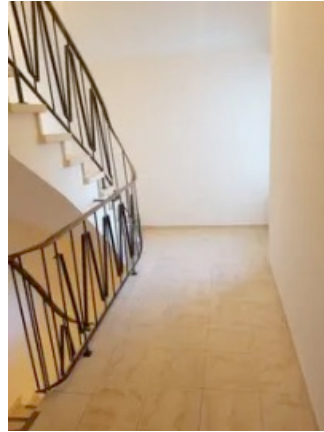
The property was built in 1972 and completely renovated in 2021. It is in third use after the renovation. The heating is central with wood pellets, and energy consumption is approximately 100 kWh/m² annually, including hot water preparation. The apartment features wood parquet and vinyl flooring, with the bathrooms and WC renovated in 2021. The walls are wallpapered and painted. A high-quality fitted kitchen with a large fridge/freezer combination is included in the rent. There is space for a washing machine in the bathroom and for a dryer in the apartment or basement. The apartment is on the first floor and includes a living room, kitchen, and bedroom. The bathroom is equipped with a shower and bathtub. In the basement, accessible via the staircase, there is an additional room suitable for living, also included in the rent. There is a large south-facing balcony, and the garden can also be used. A parking space can be rented for an additional fee, but "lamp post parking" is also easily available. Smoking is not allowed in the apartment or on the balcony, and no pets are permitted.

Monthly Rent and Utilities:

The base rent is €890, and the utilities are €120, plus individual costs for electricity, water, and internet. The heating, hot water, insurance, and waste fees are included in the utilities, but electricity and water charges are separate. The total rent is €1010, with a security deposit of €2400. An optional parking space can be rented for €35.

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