SGI MALLORCA
REAL ESTATE

PROPERTY BROCHURE
REF. 13862



REIPOLTSKIRCHEN / DEUTSCHLAND · MALLORCA

Well-kept house for 1-2 families *in a prime location*

Villa · For sale

ASKING PRICE	LIVING AREA	PLOT	BEDROOMS
€400,000	≈ 209 m²	≈ 4,484 m²	3

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THE PROPERTY

Villa in *Reipoltskirchen / Deutschland*

Well-kept house for 1–2 families with a large plot in an idyllic location in Reipoltskirchen

Reipoltskirchen

This exceptionally well-kept house for 1–2 families combines spacious living, high-quality fittings and life close to nature in one of the most beautiful locations in the region.

The property offers plenty of space for families, multi-generational living, or living and working under one roof.

With a living area of approx. 209 m² on a plot of 831 m², the house impresses with its well-thought-out layout, bright living areas and numerous special extras. In total, you have 7 rooms at your disposal, including 3 bedrooms, 2 bathrooms and a guest WC.

A particular highlight is the spacious fireplace room with underfloor heating on the lower floor, which creates a warm and cosy living atmosphere. The open fireplace in the living area adds further comfort and invites you to relaxed evenings.

The large terrace with its well-kept outdoor area and wonderful views of the greenery offers plenty of space to relax. An exclusive outdoor fireplace with barbecue station makes the garden perfect for cosy hours with family and friends.

On the upper floor there is an impressive covered loggia of approx. 45 m² with fantastic far-reaching views. If required, it can be extended with glass elements to create a generous conservatory.

The property also offers:

Underfloor heating

Oil-fired central heating

high-quality flooring in parquet, marble and clay tiles

double-glazed windows

insulated roof

solid, made-to-measure real wood doors

well-kept fitted kitchen

high-speed internet

Cable/satellite TV

2 garages with electric doors

Expansion options

The property can additionally be purchased with a directly adjoining building plot of approx. 443 m²

Purchase price

House with 831 m² plot: €350,000

Complete package including plot: €400,000

Location

The property is situated in a quiet location close to nature in Reipoltskirchen in the district of Kusel, Rhineland-Palatinate.

approx. 15 km to Lauterecken

approx. 40 km to Kaiserslautern

approx. 70 km to Mainz

An ideal location for anyone who values peace, nature and quality of living.

Contact

Hermann Köppler – SGI Mallorca Immobilien

Mobile: 0034 639046079

Viewings are possible at any time by arrangement.

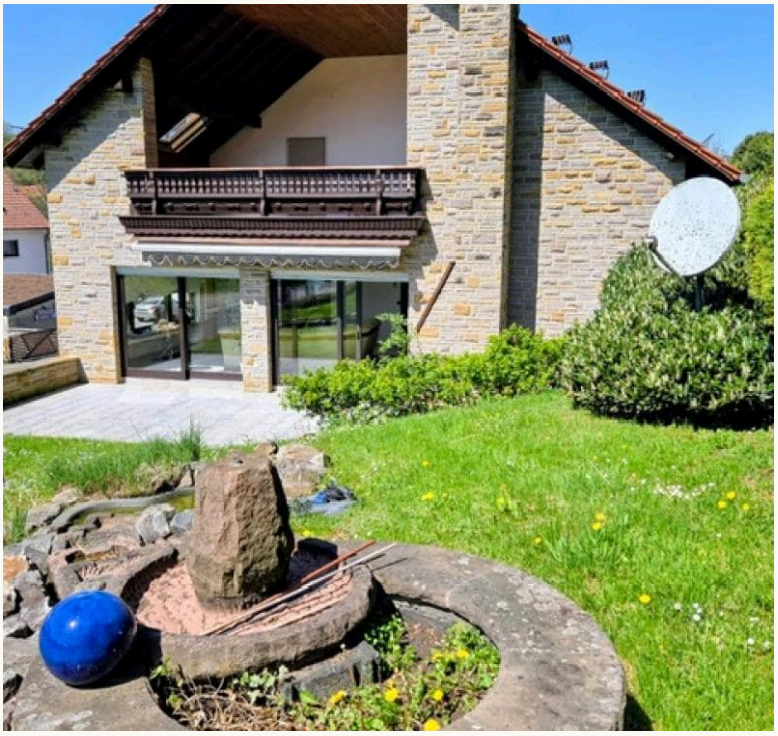
AT A GLANCE

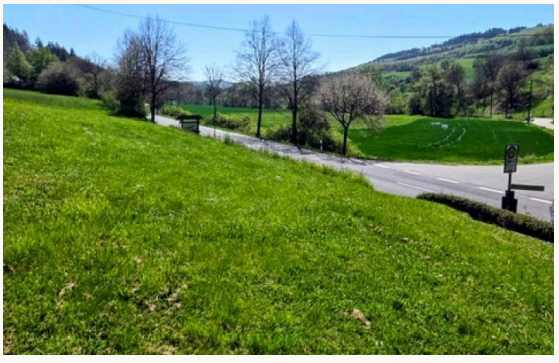
Key facts

ASKING PRICE
€400,000

REF. 13862

PROPERTY TYPE Villa	OFFER For sale	LOCATION Reipoltskirchen / Deutschland, Mallorca
LIVING AREA ≈ 209 m²	BUILT AREA ≈ 245 m²	PLOT ≈ 4,484 m²
BEDROOMS 3	TERRACES ≈ 40 m²	ENERGY RATING pending
REF. 13862		







FEATURES

Features *in detail*

Floor

- Marble flooring
- Parquet flooring
- Tiled flooring

other rooms

- Cloakroom
- Conservatory

Fireplace

- Open fireplace
- Fireplace with box
- Fireplace

Further features

- Under floor heating (electric)
- Double-glazing windows
- Garage for two vehicles
- Storage room
- Main house
- Electric garage door
- Fitted kitchen

garden

- Garden
- Private garden

IMPRESSIONS

Spaces *with character*

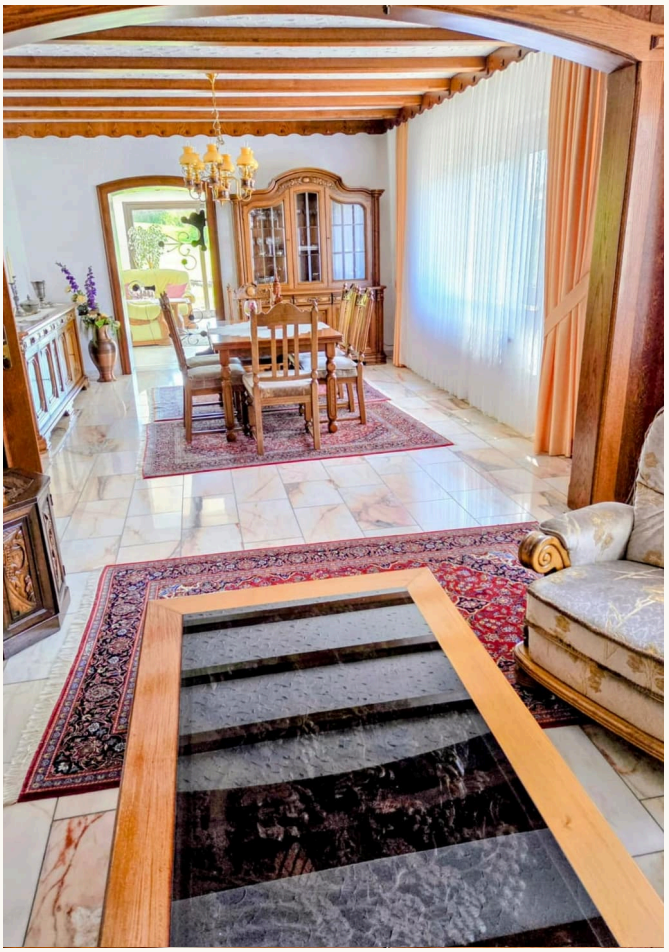




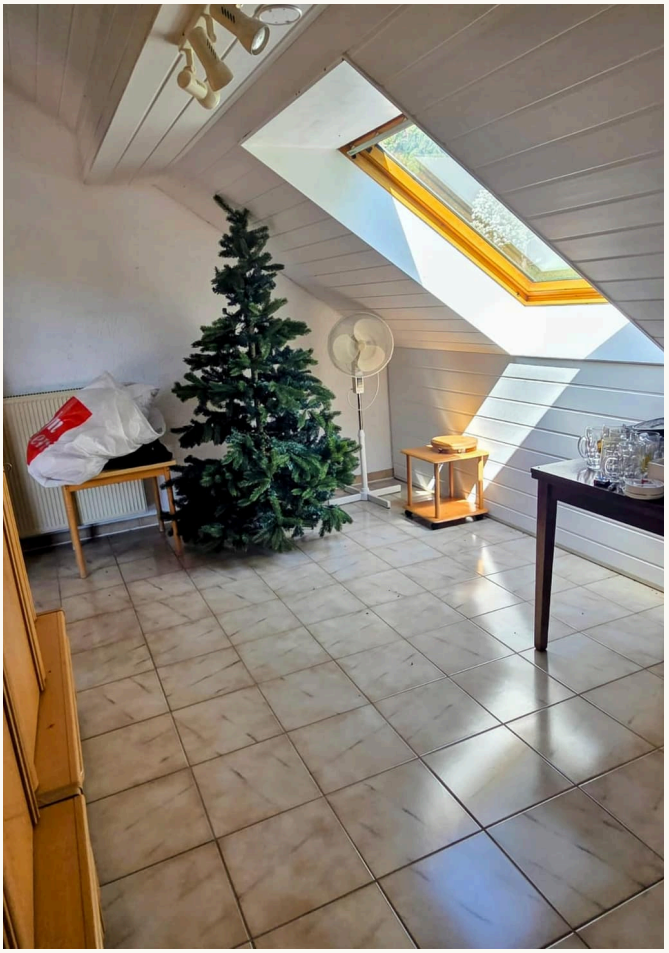




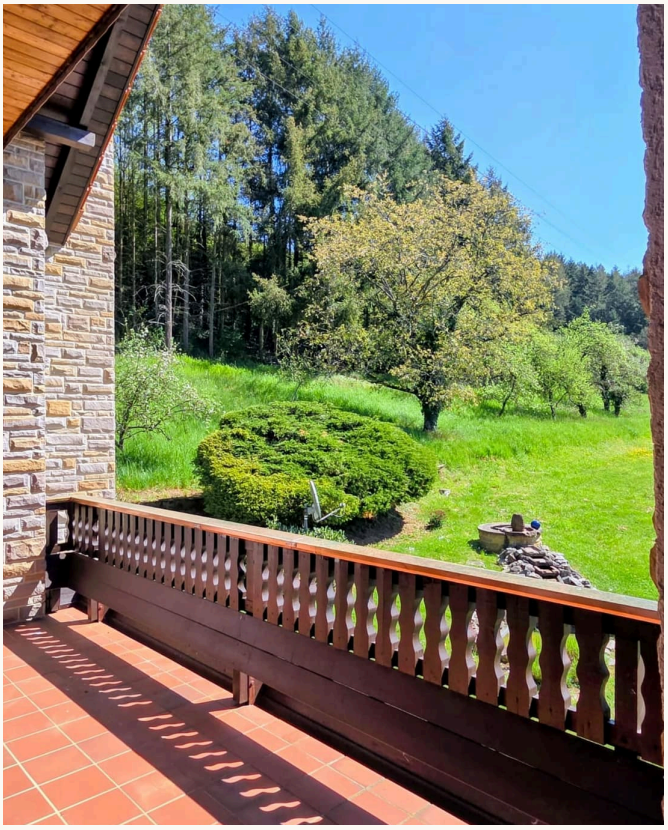














CONTACT

Your path to the property – *we guide you*

We will gladly send you further information or arrange a personal viewing – from the first conversation to the handover of the keys, we are there for you.



YOUR CONTACT

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VIEW ONLINE

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