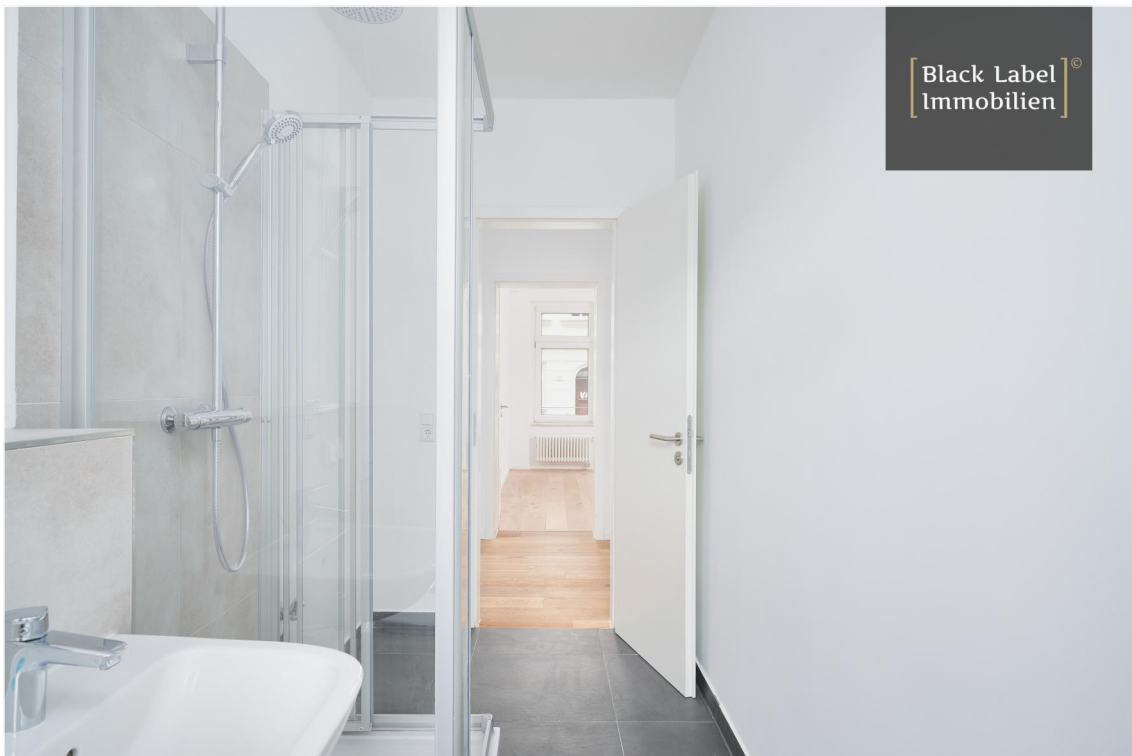


Retirement home in Leipzig

04229 Leipzig, Retirement home for sale

Object ID: MS_WE01_5



Living area approx.: **49.87 m²** - Rooms: **2** - Purchase price: **175,000 EUR**



Retirement home in Leipzig

Object ID	MS_WE01_5
Property Type	Retirement home
Address	04229 Leipzig Sachsen
Floor	EG
Floors in the house	5
Units	1
Living area approx:	49.87 m²
Renatble area ca.	49.87 m²
Rooms	2
Schlafzimmer	1
Bathrooms	1
Year of construction	1895
Last modernization	2023
Condition	Fully refurbished
Features	High-end
Status	tenanted
Features	Cellar, Daylit bathroom, Heritage-protected, Parkettboden, Shower, Storage room
Subject to commission	Yes
Maintenance fees	124 EUR
Purchase price	175,000 EUR



Energieausweis

Energieausweis

nicht erforderlich



Location

The property presented here is located in Leipzig-Plagwitz, in a sought-after and well-established residential area characterised by its central location and excellent infrastructure.

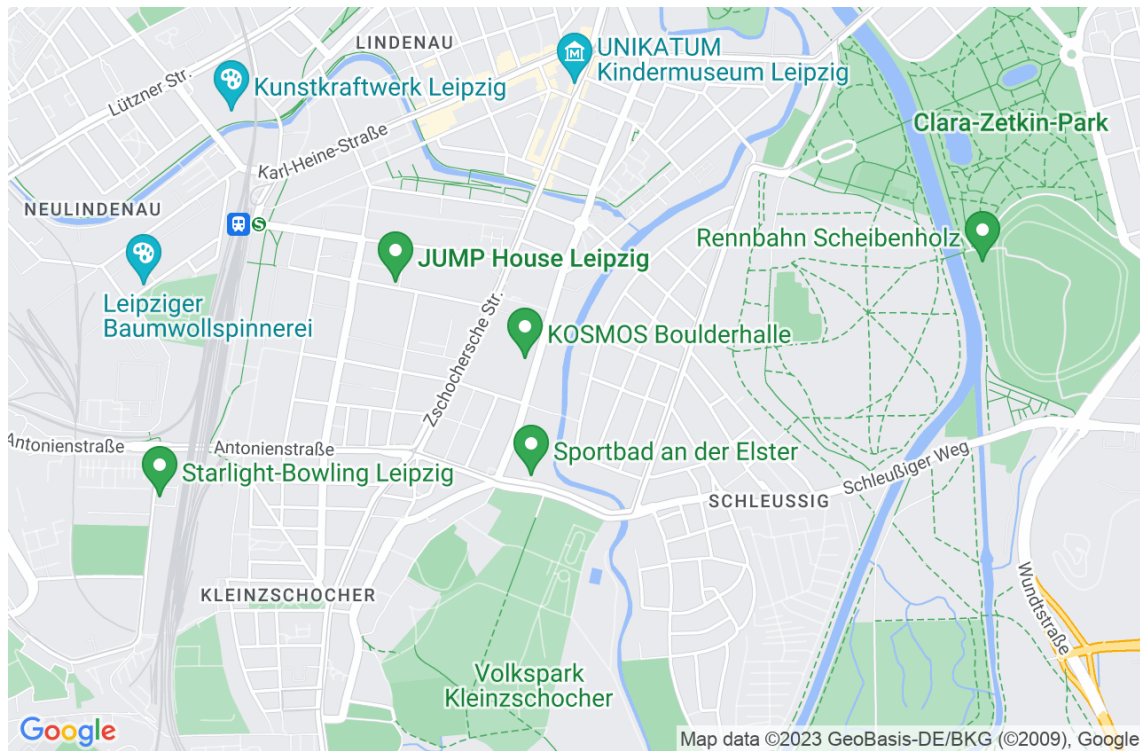
Merseburger Straße itself is a quiet and well-kept residential street with a pleasant atmosphere. It benefits from a mix of residential and commercial buildings and offers a pleasant neighbourhood. The location of the property is characterised by its excellent access to various facilities and amenities. In the immediate vicinity you will find a variety of shopping facilities, supermarkets, restaurants, cafés and shops to meet your daily needs. Banks, pharmacies and other services are also within easy walking distance.

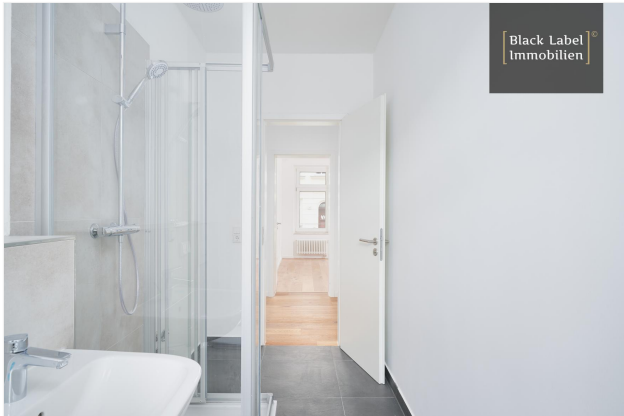
The apartment building is located in a traffic-calmed zone in direct proximity to the Karl Heine Canal, which is only a 2-minute walk away and provides recreation on your doorstep. The famous Stelzenhaus, one of Leipzig's best-known industrial monuments, is located just 400 metres from the building in a bend of the Karl Heine Canal, a shipping canal projected in the mid-19th century that was instrumental in settling the former marshland and today attracts many sports enthusiasts to the water and walkers to the waterfront promenades.

The transport connections are excellent. There are several bus stops and tram stops in the vicinity, offering you a quick and convenient connection to the public transport network. This means you can easily reach the centre of Leipzig and other parts of the city.

Merseburger Straße is located in a friendly and lively neighbourhood that offers a good mix of quiet living and urban life. It is a popular neighbourhood for people of all ages and offers a pleasant living atmosphere.



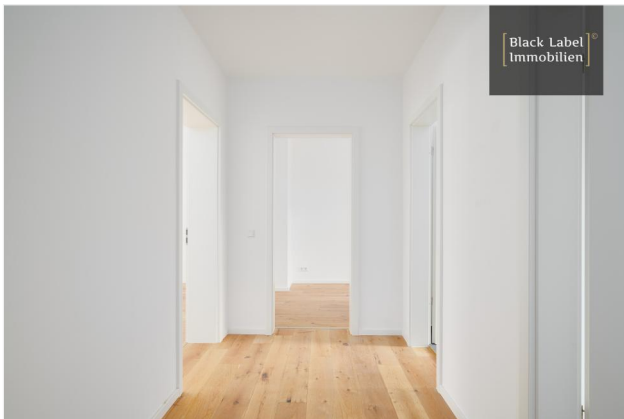




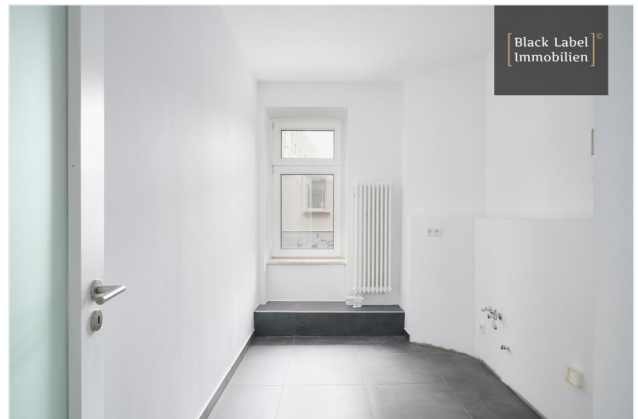
Blick vom Bad



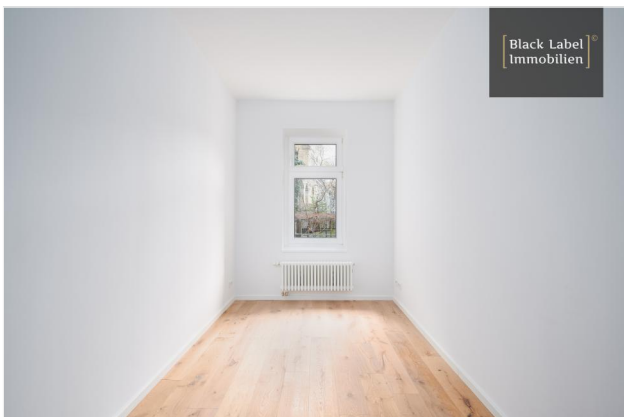
Wohnzimmer



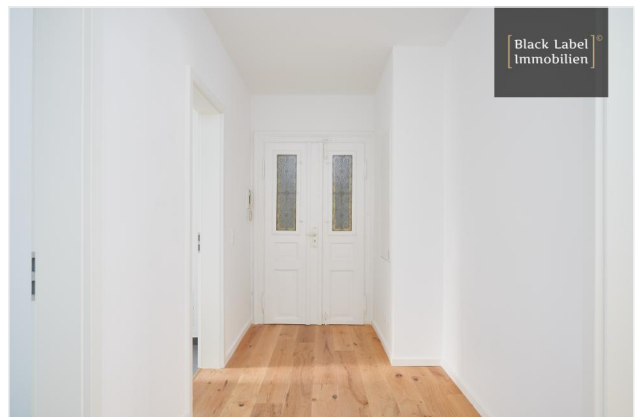
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Kueche



Schlafzimmer



Wohnungseingang





Facade



Courtyardside



Grundriss

Floor plan

