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Duplex apartment near Haut-Koenigsbourg castle in Alsace

Rodern , **Haut-Rhin** , **Grand-Est**



€199,000

inc. of agency fees

3 Beds

1 Baths

125 sqm

Duplex apartment in the heart of Rodern on the Alsace Wine Route.

At a Glance

Reference MFH-GEF22032

Bed 3

Near to Colmar

Bath 1

Pool No

Price €199,000

Hab.Space 125 sqm

Land Tax N/A

Property Description

This Duplex apartment is located on the Wine Route, in the heart of Rodern, a village located 50 kilometers from Strasbourg, about twenty kilometers from Colmar and less than 10 kilometers from Sélestat.

On the 1st floor of a building completely renovated in 2009, this “duplex” apartment develops 117 sqm

(Carrez) distributed as follows:

First floor

- 1 hall
- 1 toilet
- 1 living room with kitchen area of 55 sqm
- 1 staircase leading to the 2nd floor.

On the second floor

- 1 hall
- 1 toilet – bathroom
- 3 bedrooms of 14, 18 and 19 sqm

In the attic

- 1 insulated attic of 28 sqm.

ADDITIONAL INFORMATION

- A parking space of 12 sqm included in a garage.
- Access to the A35 motorway in 4 min.
- Subject to the status of the condominium (5 lots). No proceedings in progress.

Ideal for secondary residency or investors looking for a property with high potential offering attractive profitability for a rental operation,

Environment & Surroundings

Near Airport/Ferries?	✓
Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓
Near to a Golf Course?	✓
Mountain View?	✓

And Before You Ask

Exposure:	South-east
Year of Renovation:	2009
Condition:	Newly renovated
Drainage:	Connected to mains town system

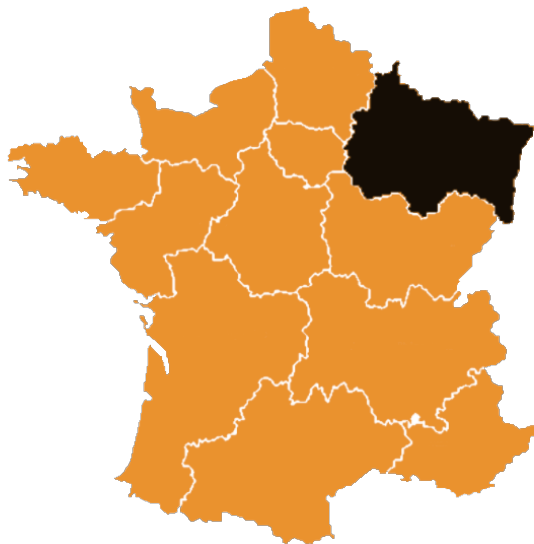
Summary

Property type:	Apartment
Bedrooms:	3
New Home?	No
Bathrooms	1
Price	€199,000

Key Information

Internal Area:	125 sqm
Has Attic Space:	Yes
Has ADSL/Broadband?	Yes

Location: Grand-Est



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