

“Biscuit-Tin-Perfect” Investment Opportunity



Sale Price: **€58,000**

Location: **02894 Reichenbach O.L., Görlitzer Straße 26**

Key features

- Investment Opportunity adjacent to 12th Century, historically important Ancient Church
- Modernized in the mid 1990's with gas central heating and insulated double-glazed windows installed in the early 2000's
- Local amenities are just footsteps away and access to the big city of Görlitz is only a 20-minute drive away. Easy access to the A4 motorway brings you to Dresden and the Airport in about 1 hour
- The property has been let to a family since 2017 for **Net €499** per month and is fully managed by an experienced Dresden-based management company

Main Description

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Directly neighbouring and behind the ancient church wall surrounding the historically-important 12th-century St. Johannis evangelical church, our featured property presents a value-rich opportunity for an investor looking for a solid return with growth potential while at the same time offering a chance to own a unique piece of history. This two-story residence has had many modernizations done since German reunification and is currently let as a single-family residence. The loft space is undeveloped but could be converted with appropriate planning permissions.

The property was partially modernized in the mid 1990's; the bathrooms, electrical and sanitary systems were updated as well a connection established to the city wastewater system. A gas-fired central heating system was installed in the early 2000's as well many of the wooden windows were replaced with insulated double-glazed units.

The large city of Görlitz is only a 20-minute drive away while the easy-to-access major motorway A4 brings travellers to the culturally-significant Sachsen capital of Dresden and its International Airport in about an hour. All basic daily needs are covered just footsteps away from the doorstep, the main town square is approximately 300 meters away.

This character-filled property has been let to a family since 2017, net rental is 499,00 Euros per month. Property is presently professionally managed by a Dresden-based management company. German Rental regulations are significantly different than those found in the United States or United Kingdom, please contact us for all the details and get the facts first as opposed to surprises later!

This is a fantastic opportunity to model this rare 1900's gem into whatever you desire!

• Approx. Year Built	-	1900	• Garage	-	No
• Category (Zoning)	-	Residential	• Fast-Internet	-	Yes
• Square Meter (Dwelling)	-	156 m²	• State	-	Saxony
• Square Meter (Land)	-	374 m²	• Closest Intl. Airport	-	Dresden
• Number of Rooms	-	5	• Public Transport	-	50 m
• Number of Bathrooms	-	2	• Closest Shopping	-	200 m
• Cellar	-	Partial	• Reference	-	Reichenbach-22