



## Germany. Mönchengladbach. 42m2 apartment in a well



### Agenten-Info

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### Anzeigen-Details

Immobilie für: Kaufen  
Preis: USD 103,773.56

#### Standort

Land: Deutschland  
Staat/Region/Provinz: Nordrhein-Westfalen  
Stadt: Mönchengladbach  
Adresse: Мёнхенгладбах  
Veröffentlicht: 17.06.2025

#### Beschreibung:

Germany. Mönchengladbach. 42m2 apartment in a well-kept house.

State of North Rhine-Westphalia.

Heiden, 41236 Mönchengladbach

89,500 €

42 m<sup>2</sup>

2 of 3

Available immediately

Rooms 2

Internet

Year of construction 1962

Condition of the property In good condition

equipment Normal quality

central heating

Your new home is located in a well-kept apartment building in the southern part of Mönchengladbach, in a purely residential area.

In addition, the property is ideal as an investment in terms of profitability due to its favorable location.

An attractive 2-room apartment of 42 m<sup>2</sup> awaits you on the 2nd floor.

The well-thought-out architecture offers you every opportunity for individual design.

Your living room will create a pleasant and warm atmosphere. The window in the facade ensures excellent light penetration.



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You can decorate your bedroom according to your ideas for pleasant dreams.

Your kitchen is the perfect place to install a modern fitted kitchen with plenty of storage space for everyday kitchen utensils.

Your light tiled bathroom has a bath, sink and toilet.

A storage room, perfectly integrated into the hallway, provides additional storage space.

The apartment is currently rented without notice and without any arrears.

The rental income is 4440 euros per year.

- Well-kept condition of the entire property
- Thermopane double glazed windows
- Laminate flooring in the living room, light tiles in the bathroom.
- Separate storage room

Your apartment is heated by an oil central heating system (updated in 2015) and hot water is brought to the desired temperature by modern instantaneous water heaters.

The washing machine and dryer are located in the laundry room.

A separate basement offers additional storage space.

A bus stop is just a few minutes' walk away, and there is quick access to the A61/B230 and B59 motorways.

We will sell your apartment or house.

There is a choice of apartments and houses in various budgets, including commercial pro

## **Mietbedingungen**

Verfügbar ab:

## **Kontaktinformation**

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