



## Naturnah \* VILLETTA \* Speyer 10 Min



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Louer
Prix:	USD 2,302.34

### Location

Pays:	Allemagne
État/Région/Province:	Rhénanie-Palatinat
Ville:	Bohl-Iggelheim
Indicatif régional:	67459
Soumis:	31/10/2024

### Description:

Get a little closer to relaxation and serenity..... Outside Iggelheim (2 km) say goodbye to traffic, noise and hectic.... The newly renovated country house is located about a 2-minute walk from the house, next to a mixed forest between Iggelheim and Speyer in a weekend area. It is also a local recreation and landscape conservation area with beautiful hiking trails. Within walking distance you will find an Italian forest restaurant, bird park with restaurant and beer garden and a nature friend's house. A bathing lake is about 5 km away. In the village you will find everything you need for your daily needs. Baker butcher doctors pharmacy greengrocer optician supermarkets... The lovingly furnished country house is equipped with granite tiles and larch wood flooring. From the 23 sqm living / dining room with kitchenette you have direct access to the 30 sqm terrace overlooking a 1000 sqm garden and relax in the evening sun. The house is heated with infrared heating, according to the principle "heating like the sun" and reduces CO2 emissions. A wood stove in the living room provides cosy warmth in winter, if you wish. There are 2 bedrooms with larch wood flooring. 1st bedroom with 1 single bed. 2nd bedroom with 2 single beds overlooking the garden, plus additional access to the terrace and garden. Hallway with granite tiles. Bathroom / shower at ground level with tiled WC. 1 small storage room with shelving with granite tiles. 1 small laundry room with washing machine and dryer with granite tiles. In front of the house entrance with 1 step into the house you can enjoy your coffee in the morning on the small terrace in front in the sun. You can park your car in the private parking space in front of the house. Palatinate flair, culinary delights, beautiful hiking possibilities, mountain biking, castles, small towns, culture, bathing lakes, museums....mediterranean climate, as well as one of the sunniest regions and the second largest wine-growing area in Germany with fine wines, but also peace and relaxation await you. The Palatinate Forest



is the largest contiguous forest area in Germany. Rhine-Neckar Metropolitan Region. Speyer \* Deidesheim \* German Wine Route \* Bad Dürkheim \* Neustadt \* Ludwigshafen \* Mannheim \* Schwetzingen \* Heidelberg approx. 10-30 minutes by car. Motorway access A61 / B9 / S-Bahn station approx. 5 km.

## Commun

Pied carré fini: 60 m<sup>2</sup>

## Room details

Total rooms: 3

## Building details

Parking: Oui

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/LMDW-T19337/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/LMDW-T19337/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: sep0-dzdyp25gcx6688s8

