



## Family-friendly detached house with garden and garage in Reichertsheim - Mühldorf am Inn district



### Информация об агенте

Название:	ArKadia
Название компании:	
Страна:	Великобритания
Телефон:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 645,971.31

### Местоположение

Страна:	Германия
Область:	Бавария
Город:	Reichertsheim
Почтовый индекс:	84437
Добавлено:	12.08.2025

#### Описание:

Family-friendly detached house with garden and garage in Reichertsheim - Mühldorf am Inn district

We are pleased to present this spacious and bright detached house with spacious garden, garden shed and garage in Reichertsheim.

The house is located in a quiet residential street in the charming rural community of Reichertsheim in the west of the district of Mühldorf am Inn.

With 5 rooms, spacious kitchen with dining area, basement with guest room, hobby room and two further rooms, you have plenty of space to spread out. The attic also offers plenty of storage space. Additional living space could be created by raising the roof truss.

After entering the house through the main entrance door on the first floor, you will find yourself in the spacious, bright entrance area. To your left is a separate WC, opposite is the staircase to the attic. This is followed by an intermediate door with a glass insert and you enter the spacious main living area, which is very bright thanks to the natural light. To your left is an alcove for the wardrobe. To your right is the spacious, fully equipped fitted kitchen with plenty of storage space and a corner bench. Next to the kitchenette is another area with a small wall-mounted table and two chairs. This area is lit by two wide double windows.

Straight ahead from the hallway you enter a small bedroom facing south. Next to the bedroom is the large living room. The room has plenty of natural light thanks to a wide window front and floor-to-ceiling patio doors to the balcony. There is a warm-air tiled stove with bench in the living room, which is heated by a



stove in the basement. In winter, you can enjoy the cozy, romantic warmth.

To the left of the bedroom is the master bedroom with floor-to-ceiling doors to the balcony. Next to it, facing east, is another bedroom. Opposite the bedrooms is the bathroom with shower and window. There is parquet flooring in all bedrooms and strip parquet in the living room. Laminate flooring in the hallway, bathroom and WC with tiled floor. All windows and balcony doors are made of plastic and have external blinds. The kitchen has wooden windows.

Back in the entrance area, a staircase leads to the basement or the attic. The attic offers plenty of storage space and has two windows. The roof truss is in perfect condition. More living space and usable area could be created by raising the roof truss and adding a storey to the house.

In the basement with a room height of approx. 2.35 m there is a hobby room in the middle with access to the terrace. Next to it on your left is a fully-fledged bedroom with external blinds and facing the south-facing terrace. Opposite is the utility room with a deep light well with window, sink and floor drain. Next to it is a storage room for a variety of purposes, also with a window. The bedroom has laminate flooring, the other rooms have tiled floors.

To the right of the staircase is the utility room with oil tank, boiler, storage water heater and window. From the basement hallway you enter the garage through a door with its own door to the garden, which is also used as a second entrance to the house. A tiled stove insert is installed between the hallway and garage to heat the warm air tiled stove in the living room.

On the south side there is a spacious shed on a slope. There is also further storage space and an extension with a covered outdoor seating area. Garden tools, bicycles and outdoor furniture can be easily stored here. The south-facing terrace is half-covered by the balcony and offers western sun until the evening hours. Perfect for sociable evenings with family and friends.

Further information on specific request.

- Solid construction, very good condition
- Space for large families
- Spacious garden with shed, garden shed
- Covered terrace facing south/west
- Garage plus two parking spaces
- Spacious fitted kitchen with dining area
- First floor with three bedrooms
- Master bedroom with access to the balcony
- Living room with large window front and balcony access
- Warm air tiled stove



- Most of the plastic windows are as good as new
- Extra bedroom in the basement
- Basement fully usable, room height 2.35m
- Attic can be converted
- Fiber optic connection
- and much more.

Reichertsheim is a charming community in Bavaria, Germany, which impresses with its picturesque landscape and idyllic atmosphere. Situated in the district of Mühldorf am Inn, Reichertsheim is known for its peaceful way of life and its proximity to nature.

The municipality offers an ideal combination of rural flair and modern amenities. With good transport links via bus and highway, Reichertsheim is easily accessible and also offers the opportunity to explore the surrounding towns and countryside.

Reichertsheim's history goes back a long way, and traces of this history are still visible in the townscape today. Traditional Bavarian architecture characterizes the streets, while historic buildings and monuments tell stories of times gone by.

The natural beauty of the surrounding area makes Reichertsheim an attractive destination for nature lovers and outdoor enthusiasts. The rolling hills and fields invite you to take relaxing walks and bike rides, while nearby forests and lakes offer opportunities for hiking, fishing and relaxation.

Away from the hustle and bustle of the big city, Reichertsheim offers an oasis of peace and tranquillity. Life here is characterized by a sense of community, and local events and festivals regularly bring the residents together.

Overall, Reichertsheim is a place that offers the perfect balance between rural beauty and modern lifestyle, enchanting both locals and visitors with its charm and serenity.

Reichertsheim is located around 60 km east of Munich, 25 km north-east of Wasserburg, 22 km south-west of the district town of Mühldorf and 13 km north-west of Waldkraiburg. The nearby highway A94 near Heldenstein is about 10 km away. Munich East, e.g. the Riem Arkaden, can be reached in approx. 35 minutes by car.

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We reserve the right to intermediate brokerage. If you are already familiar with the property we have listed, please let us know immediately.

Disclosure of this exposé to third parties without our consent may result in claims for damages.

We would like to point out that, in the event of success, our activity will result in a brokerage and / or brokerage commission.

In the case of sale, the commission is currently 2.38% including 19% VAT of the notarized purchase price.



Построен: 1968

## Общие

Готовые кв.м.: 144 кв м

Площадь участка: 950 кв м

## Lease terms

Date Available:

## Дополнительная информация

URL вебсайта: [http://www.arkadia.com/НОНМ-Т142/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/НОНМ-Т142/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 10541

