

**3 br, 2 bath detached house, 2x carport, fitted kitchen, yard, fireplace –
Niedernhausen-Engenhahn Wildpark - 27 min to Clay**

- Immediately available –

This charming, detached house offers a perfect blend of comfort and convenience. It features a sunny terrace overlooking a generous and private yard, which can be fenced upon request. The property includes two covered parking spaces (carport), an open, fully equipped kitchen, a spacious living and dining area, two bedrooms, a separate office or guest room, and two modern bathrooms.

Location: The home is located in the peaceful residential neighborhood of Niedernhausen-Engenhahn (Wildpark), surrounded by forests, fields, and scenic trails. The area is family- and pet-friendly, providing a quiet retreat while remaining close to essential amenities. Within a few minutes' drive to Taunusstein or Niedernhausen, you'll find bakeries, grocery stores, restaurants, doctors, banks, hair salons, and a gas station. The property is conveniently located approx. 27 minutes from Clay and 21 minutes from Amelia Earhart.

- Rental Price: €2,700 + utilities
- Living Space: Approx. 121 sqm (1,302 sqft) + heating & laundry room
- Plot Size: Approx. 900 sqm (9,688 sqft)
- Living-Dining Room: 1
- Bedrooms: 3 (one can also serve as an office)
- Kitchen: Fully equipped with a dishwasher, oven, fridge/freezer, stove, and hood
- Bathrooms: 2 (2 showers / 1 bathtub)
- Parking: 2 covered parking spaces (carport)
- Flooring: Tiles and parquet
- Features: Electric shutters, light fixtures, a fireplace, efficient air-heat pump heating, and floor heating
- Outdoor: Sunny terrace, spacious yard (can be fenced upon request), rooftop, garden shed
- Pets: Allowed
- Deposit: 2 cold rents
- American Housing Contract: Welcome

Energy performance certificate class B 64,9 kWh/(m²*a).

Electricity to be used also for hearing to registered by the tenant via the UTAP office.

Arrange your personal viewing appointment. I'm looking forward to hearing from you. Further pictures and information on request via phone, WhatsApp, Signal, or email

Arthur Schultek

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Note: All information in this exposé is based on the information provided by the landlord and has been prepared with care.

However, the existence of errors cannot be ruled out, therefore the information is provided without any liability. The right to change rental prices is reserved.

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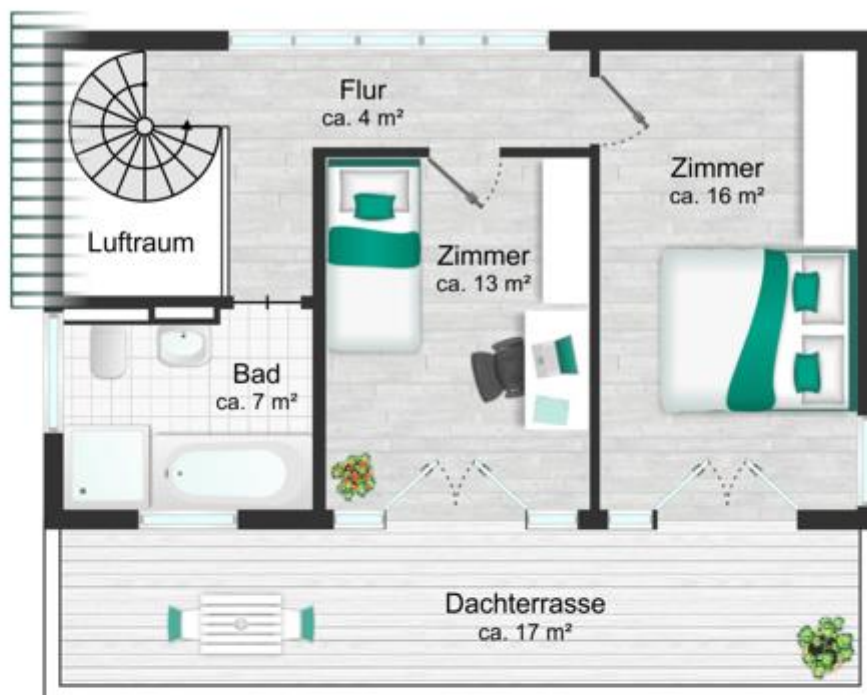
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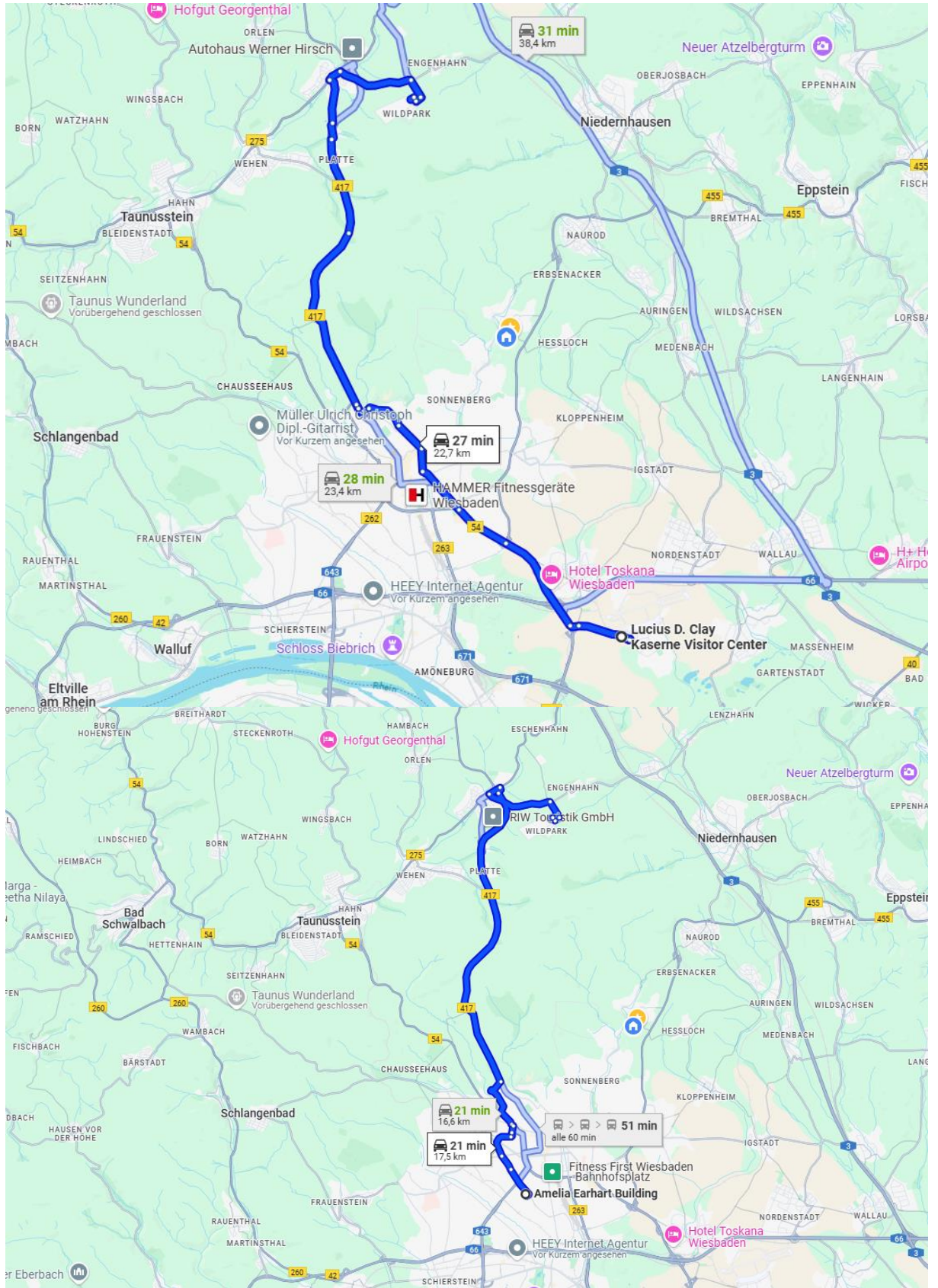
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