

**Modern 4br 2,5 bath duplex house, fitted kitchen, garage, small yard – Hattersheim only 18 min to Clay**

- Available 1<sup>st</sup> of February 2025 – video on request -

A spacious 5-room (4-bedroom) duplex house offering premium amenities, spread across two floors plus a heated basement featuring a guest room, storage area, and laundry room. The property includes a sunny terrace with a small, fenced yard, a garage, a fully fitted kitchen, a combined living-dining area, and two and half bathrooms.

Situated in a peaceful yet convenient residential recently built neighborhood in Hattersheim, just a few minutes' drive from the city center, this property offers easy access to a range of amenities, including bakeries, grocery stores, restaurants, doctors, banks, hairdressers, and boutiques. Clay Kaserne is approx. 18 min and Amelia Earhart Building approx. 20-minute drive away, and Mainz-Kastel is a quick 20-minute drive.

- Rental price: €3000 plus utilities
- Size: approx. 200 sqm (2153 sqft) + 37 sqm (398 sqft) storage and laundry room
- Plot size: approx. 248 sqm (2670 sqft)
- Living-dining room: 1
- Bedrooms: 4
- Bathrooms: 2.5 (1x shower and 1x tub)
- Fitted kitchen with appliances: dishwasher, oven, fridge & freezer, stove, hood
- Basement: guest room + bath + storage + laundry / heating room
- Parking: garage + 1 parking spot on site
- Floor: parquet, vinyl floor & tiles
- Appliance: el. blinds, el. awning, light fixtures, Cat 7 cable, built-in closet,
- Heating: central gas heating / floor heating
- Outdoor: small, fenced yard, terrace
- Pet's allowance: no
- Deposit: 2 cold rents
- American housing contract welcome!

Energy performance certificate class B 57 kWh/(m<sup>2</sup>a) will be provided during the viewing. Electricity and gas to be 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.

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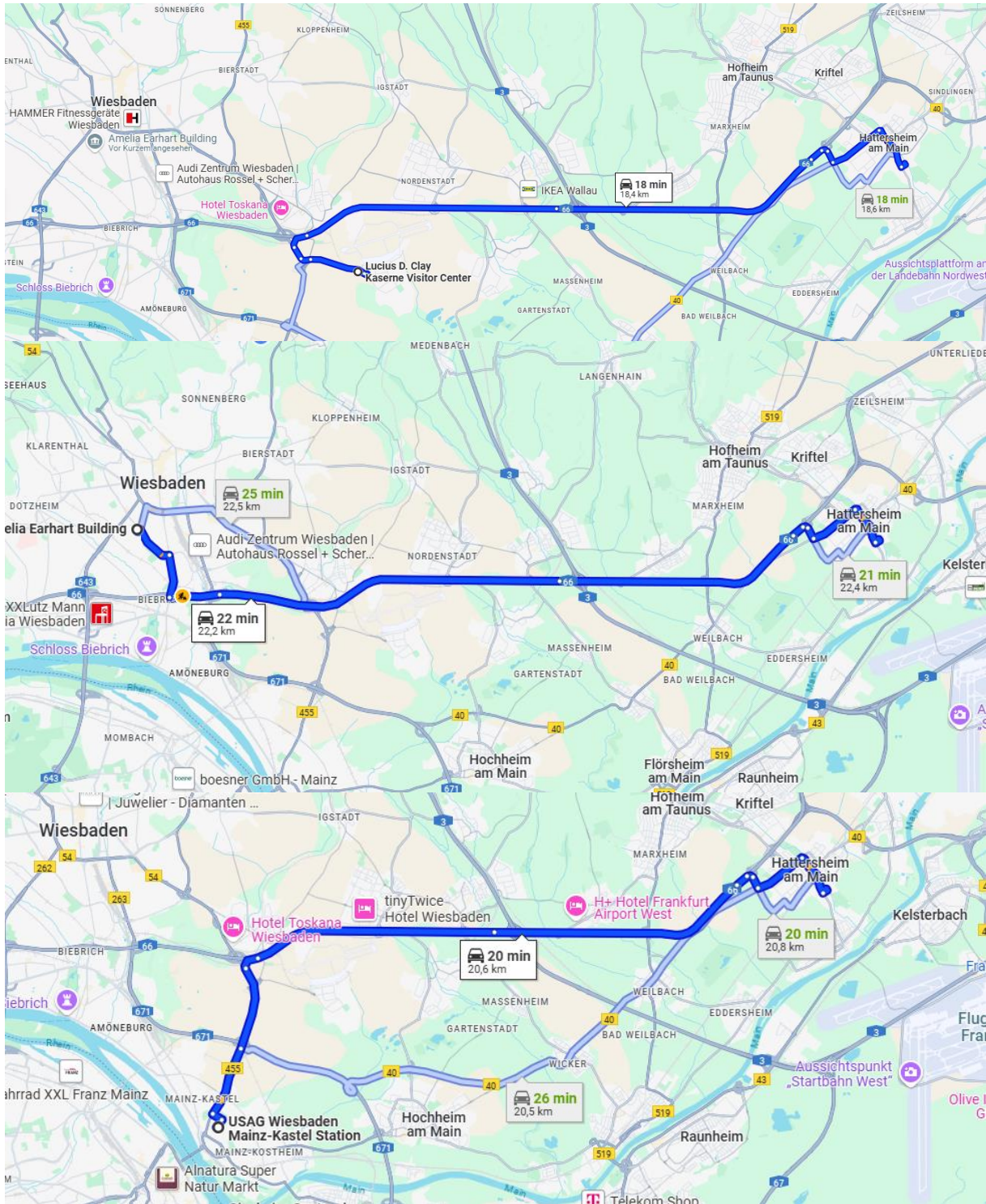
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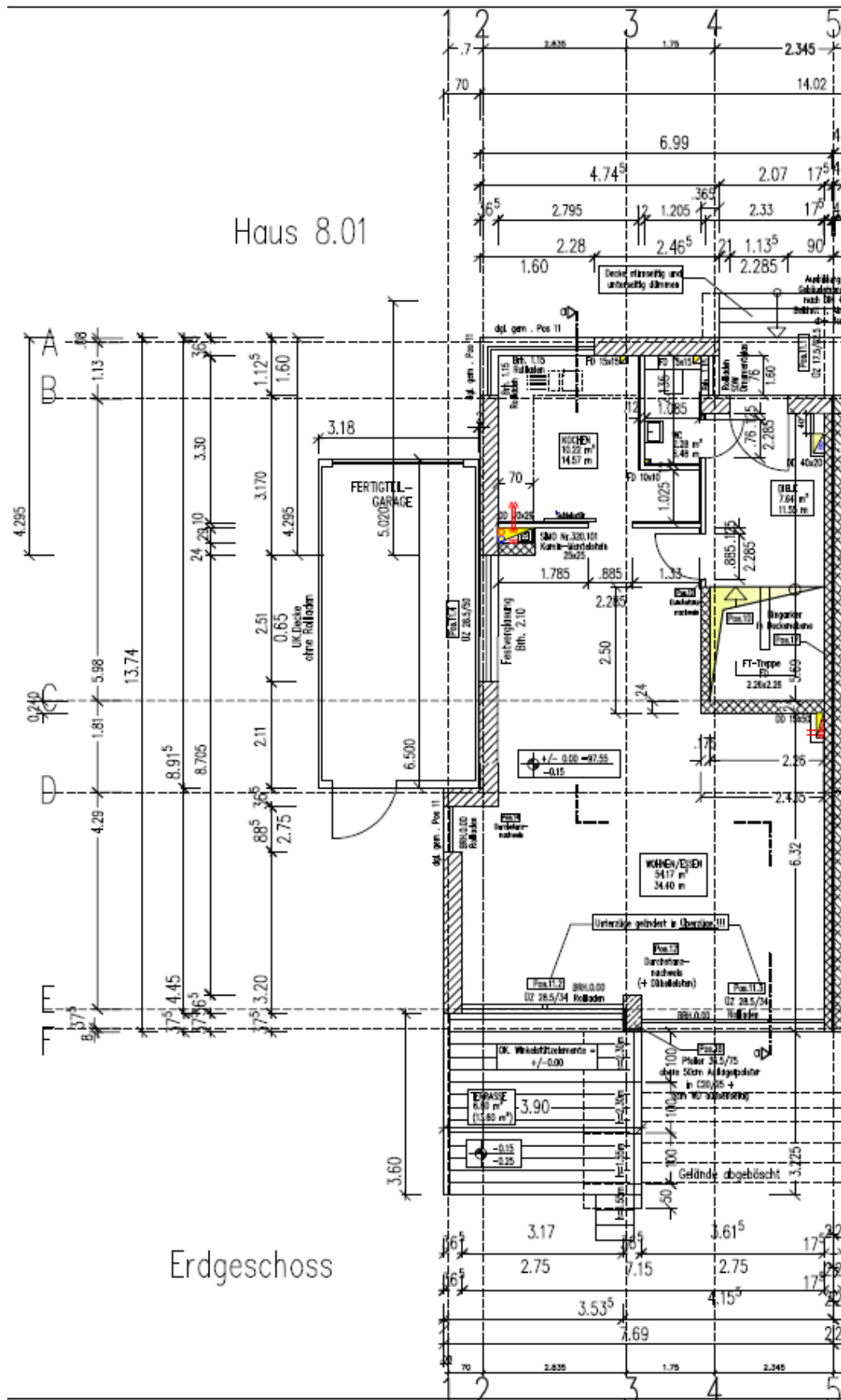
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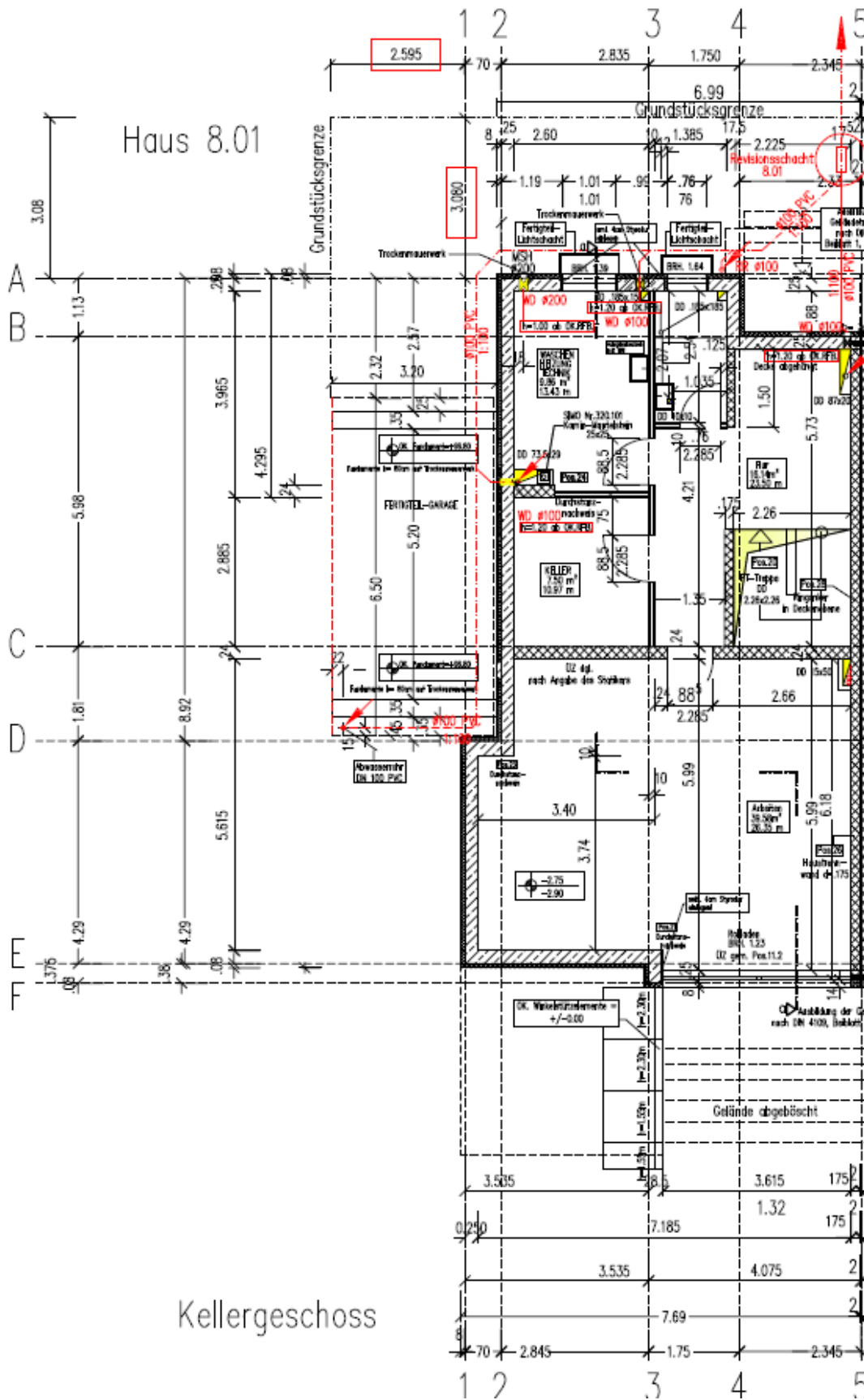
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