

**4br house in bungalow style, fitted kitchen, garage, fenced yard in Hofheim-Diedenbergen - 12 min to Clay**

- available 1<sup>st</sup> of March 2025 –

This spacious bungalow is thoughtfully designed on a single floor, with additional storage, hobby room and laundry in the basement. It features a bright and sunny terrace, a fenced yard for privacy, a garage, a fully fitted kitchen, and a comfortable living room with a separate dining area—perfect for both family living and entertaining.

Location: Nestled in a family- and pet-friendly residential neighborhood, Hofheim-Diedenbergen, close to field and trails, offers everything you need for comfortable living. The town is home to bakeries, grocery stores, restaurants, doctors, banks, hair salons, boutiques, and more—all within easy reach. 12 min to Clay, 15 min to Amelia Earhart Building, 13 min by car to Mainz-Kastel.

- Rental price: €2550 plus utilities
- Living area: 125 sqm (1346 sqft) + 80 sqm (861 sqft) basement
- Plot: 390 sqm (4198 sqft)
- Living / dining room: 1
- Fitted kitchen with appliances: dishwasher, freezer, oven, refrigerator, electric stove and hood
- Bedrooms: 4
- Bathrooms: 1,5 (shower)
- Parking: 1 (garage)
- Terrace / balcony: yes
- Fenced yard: yes
- Heating: gas
- Floor: parquet and tiles
- Appliance: el. shutters, light fixtures, built-in closets
- Pet's allowance: negotiable
- deposit: two cold rents
- American housing contract welcome!

Energy performance certificate H 326 kWh/(m<sup>2</sup>\*a).

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

AS Immobilien

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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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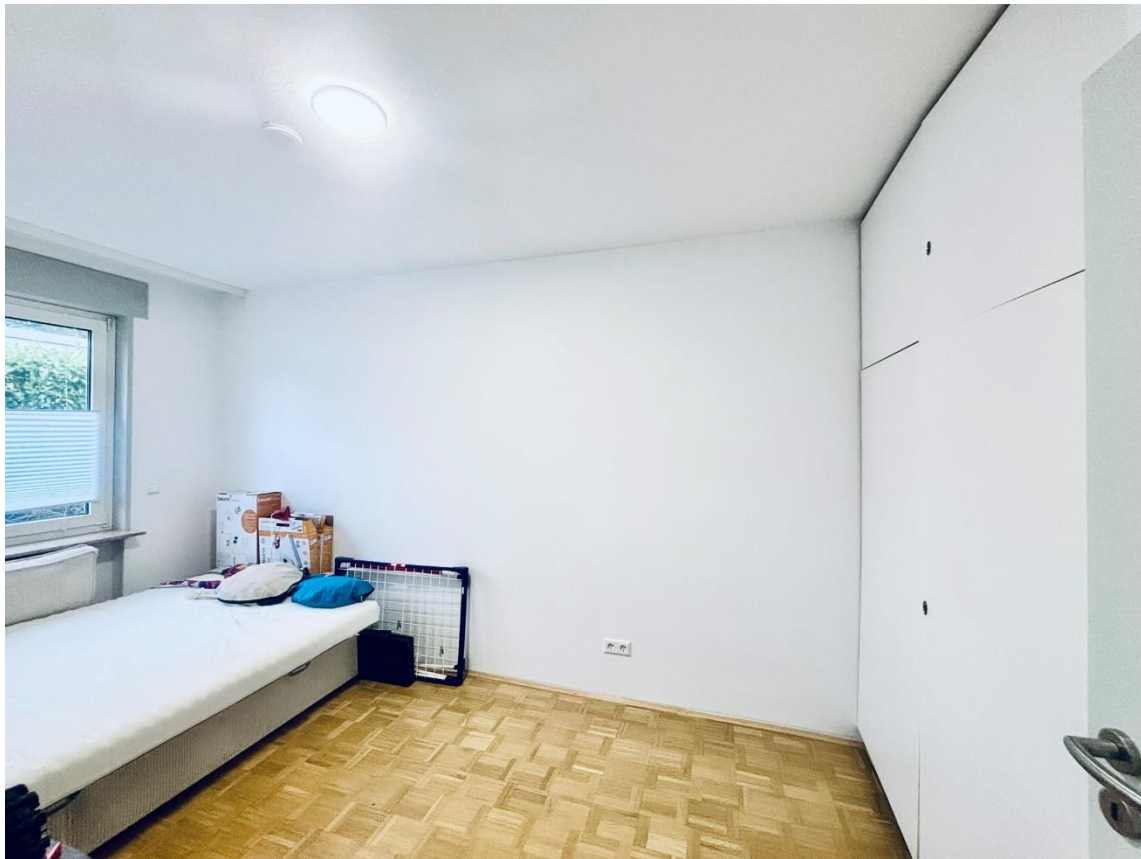
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




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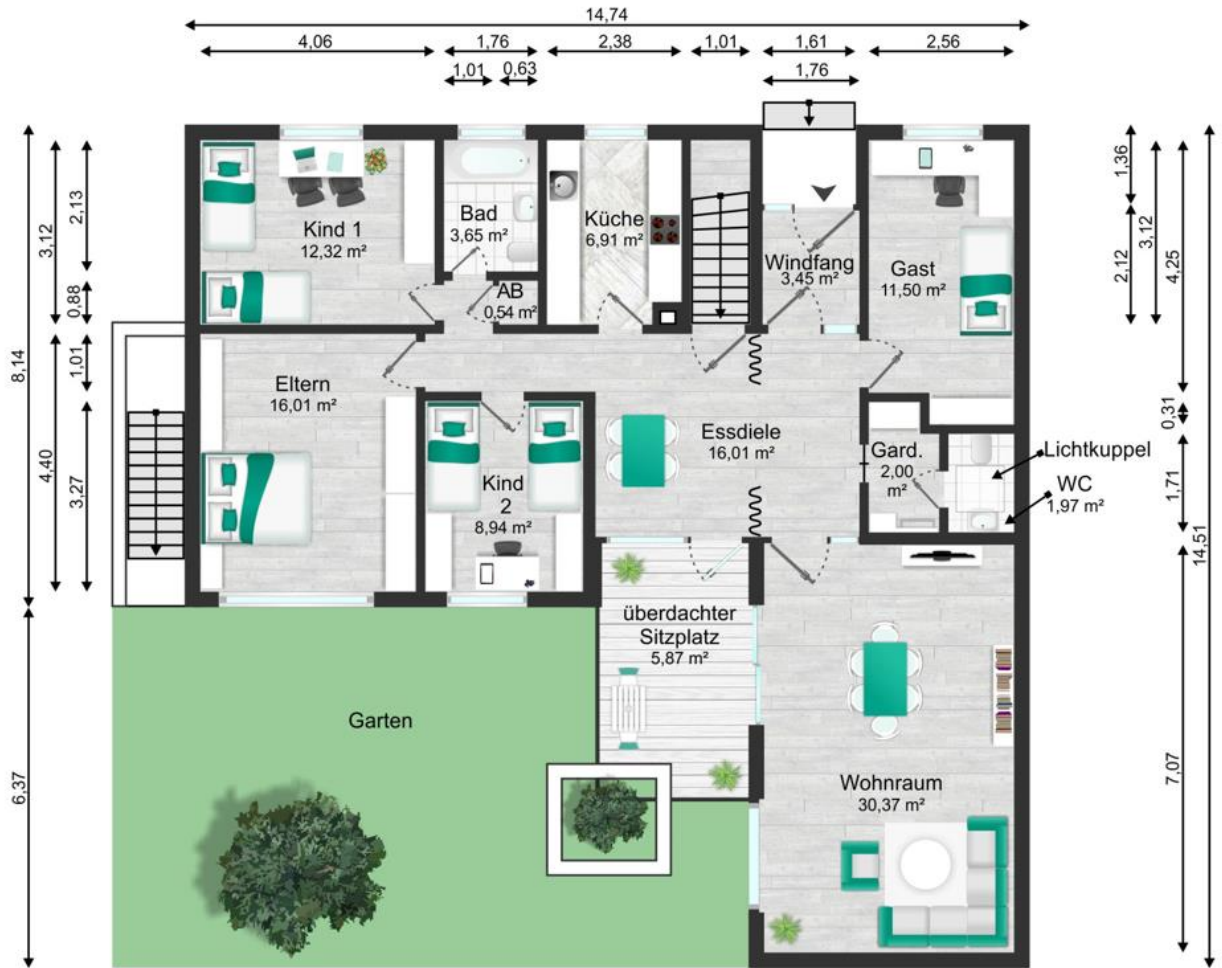
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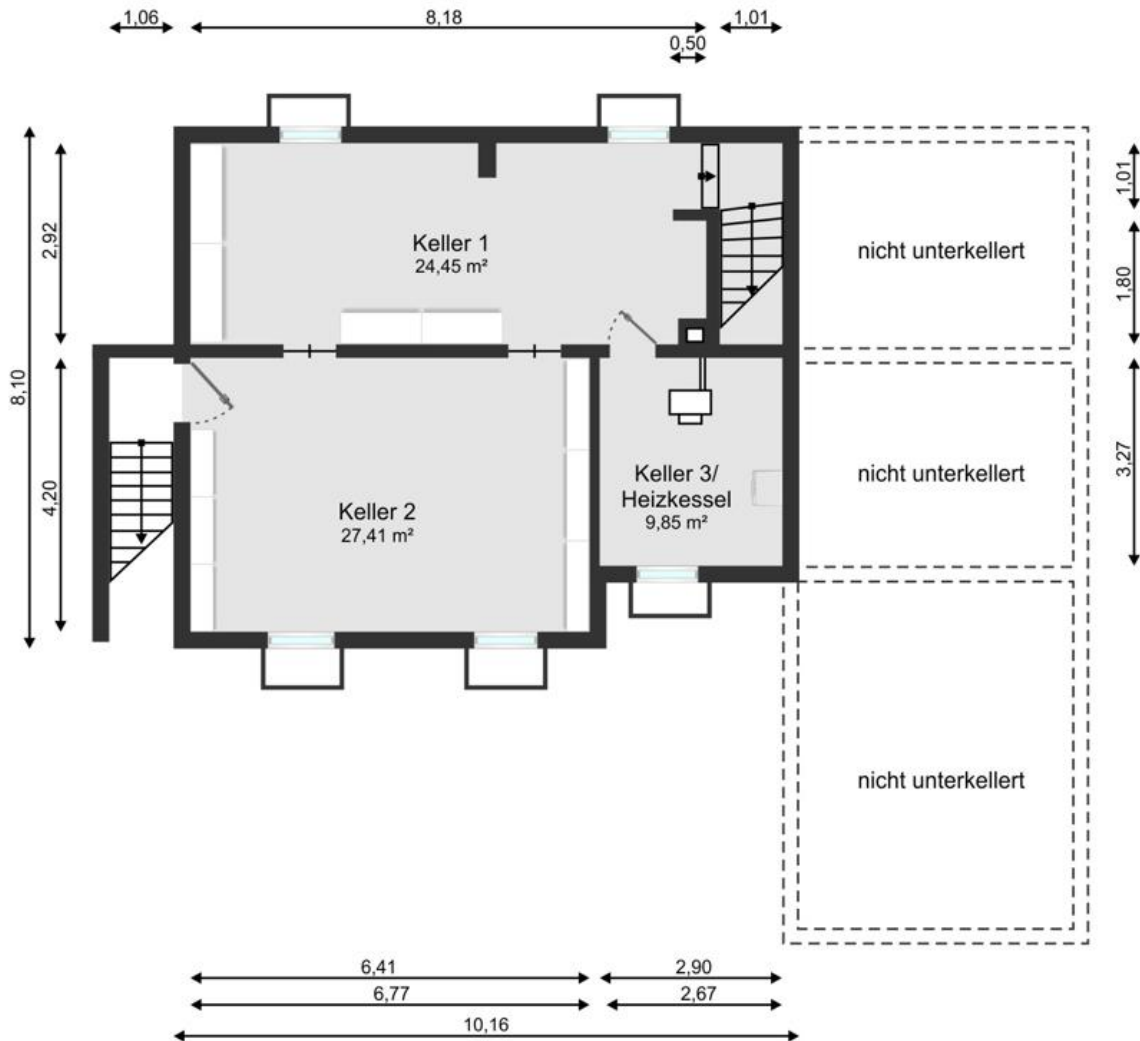
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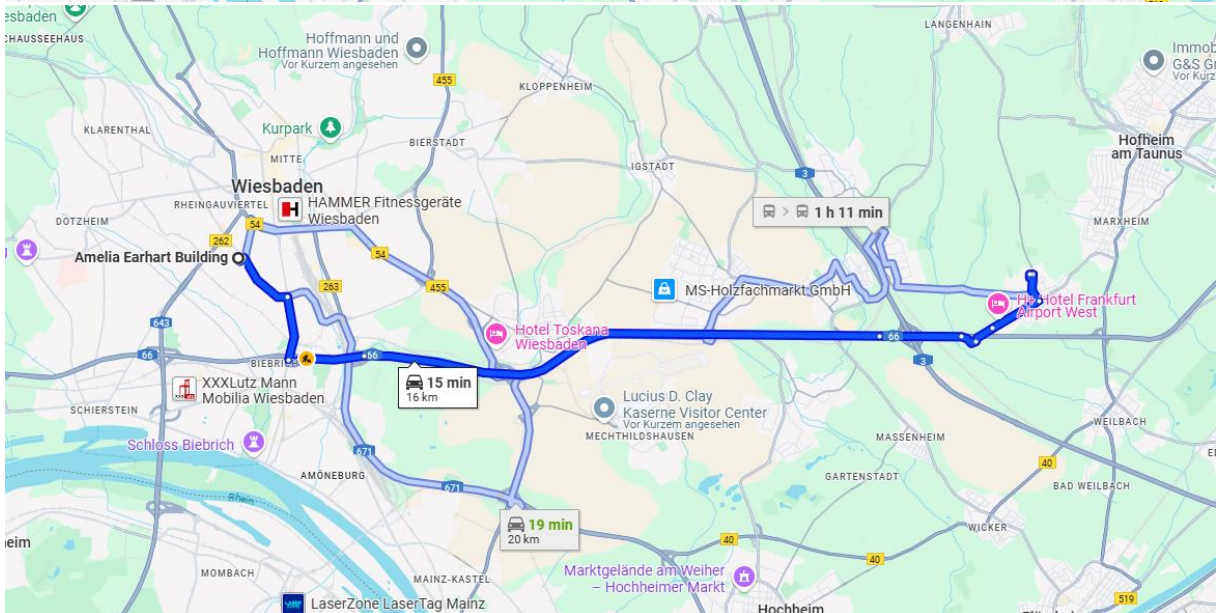
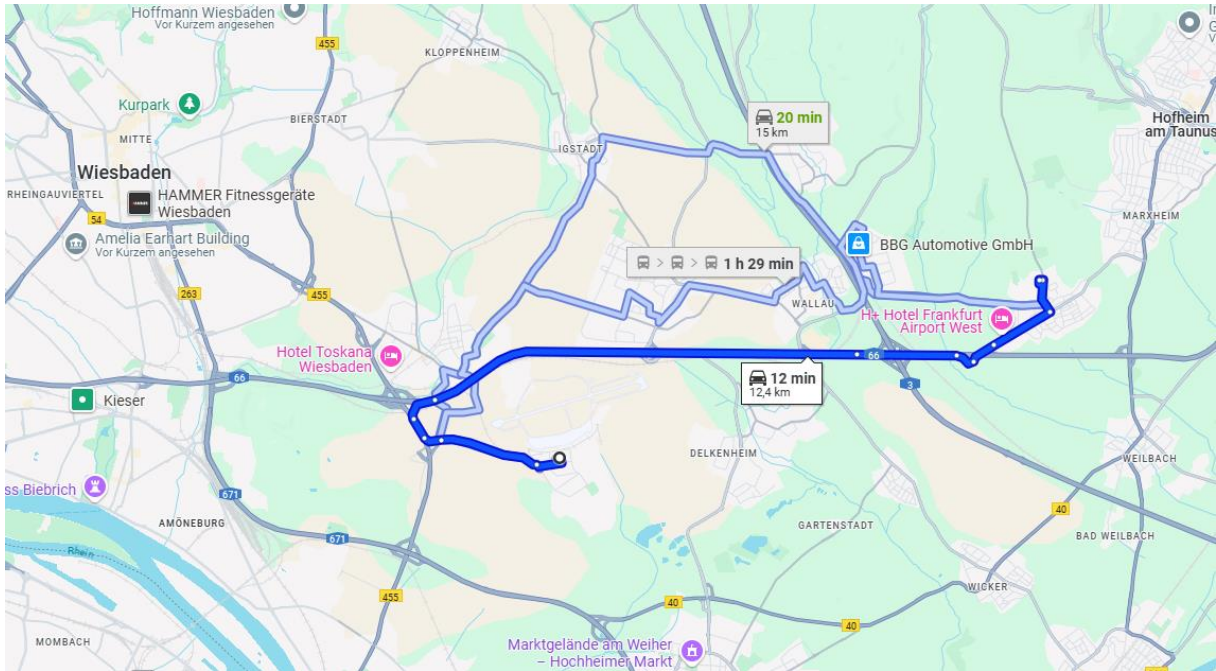
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