L&B Immobiliya EuRuS GmbH
Frankfurter Allee 18
10247 Berlin
Phone 030 762 149 75 · WhatsApp 0162 100 85 16
info@immobiliya.de

HOUSE · BUY · PROPERTY REF. 4034U

Package of 12 well-let, high-quality renovated 1–2 room condominiums in Pirmasens

66955 Pirmasens · Stadtmitte · exact address on request

950.000 € Purchase price

Exposé as PDF

LIVING SPACE	YEAR BUILT	ENERGY CLASS
528 m²	**1938**	**B**

All details at a glance

Property ref.	4034u
Property type	House
Property types	Single-family house, house

Marketing type	For sale
Purchase price	950.000 €
Commission	3.57% incl. VAT. The commission is due upon notarisation of the purchase agreement.
Address	66955 Pirmasens, Stadtmitte
Living space	528 m^2
Year built	1938
Balcony/terrace	No
Lift	No
Parking space	No
Condition	renovated
Rental income (actual, p.a.)	62.000 €
Type of heating	Floor heating
Main energy source	Electricity
Online since	2.9.2026
Last updated	22.9.2026

Features

The windows are made of PVC with insulated glazing, sound-insulated towards the street. The front doors are made of PVC, the interior doors of wood. 1 gas floor-standing heating system per apartment, the adjoining building has electric/hybrid heating. Further details on the construction method are available on request.

The properties have been brought up to the latest standard over the years. The core renovation took place

in 2005. High-quality materials were used. In the front building, Villeroy & Boch tiles and

Geberit fittings. The gas floor-standing heating systems are by Vaillant. All are regularly serviced by a specialist company and show excellent readings.

All apartments are currently undergoing an electrical safety inspection (E-Check). All gas pipes are being pressure-tested,

of course by specialist companies. The energy performance certificates show good values.

The properties are in excellent condition.

The furniture used for the rented apartments, valued at approx. €150,000, is included in the sale. The exact amount changes

with each new letting.

All apartments are let. The current annual net cold rent amounts to €62,000. We would be pleased to send further information on request.

Description

We are offering 12 well-let, high-quality renovated 1-2 room apartments in Pirmasens. The total living area is approx. 528 m^2. The apartments are located in 2 neighbouring buildings, built in solid construction in 1900 and 1938.

Energy certificate (mandatory disclosures under the German Buildings Energy Act, GEG)

B

Energy efficiency class B

69,8 kWh/(m^2·a) final energy consumption

Certificate type	Energy source	Heating system year
Consumption certificate	Electricity	1938

Year of construction

1938

Location

Location on the outskirts of town. The distance to the town centre is approx. 1 km. Shops for daily needs are nearby. Bus stop right outside the door. There are free parking spaces in front of the building and in the surrounding area.

Cancellation policy & right of withdrawal

Cancellation policy

If a brokerage contract is concluded, consumers have the following right of withdrawal:

Right of withdrawal

You have the right to withdraw from this brokerage contract within fourteen days without giving any reason.

The withdrawal period will expire after fourteen days from the day of the conclusion of the contract.

To exercise the right of withdrawal, you must inform us (L&B Immobiliya EuRuS GmbH, Frankfurter Allee 18, 10247 Berlin, Tel.: +49 30 762 149 75, E-Mail: info@immobiliya.de) of your decision to withdraw from this contract by an unequivocal statement (e.g. a letter sent by post or an email). You may use the attached model withdrawal form, but it is not obligatory.

To meet the withdrawal deadline, it is sufficient for you to send your communication concerning your exercise of the right of withdrawal before the withdrawal period has expired.

Effects of withdrawal

If you withdraw from this contract, we shall reimburse to you all payments received from you, including the costs of delivery (with the exception of the supplementary costs resulting from your choice of a type of delivery other than the least expensive type of standard delivery offered by us), without undue delay and in any event not later than fourteen days from the day on which we are informed about your decision to withdraw from this contract. We will carry out such reimbursement using the same means of payment as you used for the initial transaction, unless you have expressly agreed otherwise; in any event, you will not incur any fees as a result of such reimbursement.

If you requested to begin the performance of services during the withdrawal period, you shall pay us an amount which is in proportion to what has been provided until you have communicated to us your withdrawal from this contract, in comparison with the full coverage of the contract.

End of cancellation policy

German original

Widerrufsbelehrung

Im Falle eines zustande kommenden Maklervertrages haben Verbraucher das folgende Widerrufsrecht:

Widerrufsrecht

Sie haben das Recht, binnen vierzehn Tagen ohne Angabe von Gründen den Maklervertrag zu widerrufen.

Die Widerrufsfrist beträgt vierzehn Tage ab dem Tag des Vertragsabschlusses.

Um Ihr Widerrufsrecht auszuüben, müssen Sie uns (L&B Immobiliya EuRuS GmbH, Frankfurter Allee 18, 10247 Berlin, Tel.: +49 30 762 149 75, E-Mail: info@immobiliya.de) mittels einer eindeutigen Erklärung (z. B. ein mit der Post versandter Brief oder eine E-Mail) über Ihren Entschluss, diesen Vertrag zu widerrufen, informieren. Sie können dafür das beigefügte Muster-Widerrufsformular verwenden, das jedoch nicht vorgeschrieben ist.

Zur Wahrung der Widerrufsfrist reicht es aus, dass Sie die Mitteilung über die Ausübung des Widerrufsrechts vor Ablauf der Widerrufsfrist absenden.

Folgen des Widerrufs

Wenn Sie diesen Vertrag widerrufen, haben wir Ihnen alle Zahlungen, die wir von Ihnen erhalten haben, einschließlich der Lieferkosten (mit Ausnahme der zusätzlichen Kosten, die sich daraus ergeben, dass Sie eine andere Art der Lieferung als die von uns angebotene, günstigste Standardlieferung gewählt haben), unverzüglich und spätestens binnen vierzehn Tagen ab dem Tag zurückzuzahlen, an dem die Mitteilung über Ihren Widerruf dieses Vertrags bei uns eingegangen ist. Für diese Rückzahlung verwenden wir dasselbe Zahlungsmittel, das Sie bei der ursprünglichen Transaktion eingesetzt haben, es sei denn, mit Ihnen wurde ausdrücklich etwas anderes vereinbart; in keinem Fall werden Ihnen wegen dieser Rückzahlung Entgelte berechnet.

Haben Sie verlangt, dass die Dienstleistungen während der Widerrufsfrist beginnen soll, so haben Sie uns einen angemessenen Betrag zu zahlen, der dem Anteil der bis zu dem Zeitpunkt, zu dem Sie uns von der Ausübung des Widerrufsrechts hinsichtlich dieses Vertrags unterrichten, bereits erbrachten Dienstleistungen im Vergleich zum Gesamtumfang der im Vertrag vorgesehenen Dienstleistungen entspricht.

Ende der Widerrufsbelehrung

More photos

Image 2

Image 3

Image 4

Image 5

Image 6

Image 7

Image 8

Image 9

Image 10

YOUR CONTACT PERSON

Kate Lehmann

WhatsApp	+49 162 1008516
Mobile	+49 162 1008516
Landline	+49 30 76214975
E-mail	kate.lehmann@immobiliya.de