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HOUSE · BUY · PROPERTY REF. 5074V

Multi-family house in need of renovation with great potential!

04600 Altenburg · · exact address on request

315.000 € Purchase price

Exposé as PDF

ROOMS	LIVING SPACE	PLOT
20	450 m²	500 m²

All details at a glance

Property ref.	5074v
Property type	House
Property types	House, multi-family house

Marketing type	For sale
Purchase price	315.000 €
Commission	7.14% incl. VAT. The commission is due upon notarisation of the purchase agreement.
Address	04600 Altenburg
Rooms	20
Living space	450 m^2
Plot	500 m^2
Balcony/terrace	No
Lift	No
Parking space	No
Condition	in need of renovation
Floors in the building	4
Usable area approx.	900
Online since	2.9.2026
Last updated	22.9.2026

Features

Altenburg is the county town of the Altenburger Land district and is located almost in the centre of the Leipzig-Chemnitz-Gera triangle of towns. The area belongs to the outer foothills of the Ore Mountains (Erzgebirge), which end north of the town in the Leipzig lowland basin.

The more than 1,000-year-old 'Skat City', with around 34,500 inhabitants, is located in eastern Thuringia, approximately 39 km south of Leipzig.

The B180 federal road runs through Altenburg. The B7 and B93 pass south-east of

Altenburg, thereby relieving traffic in the town centre. The B7, B93 and B180 primarily serve as feeder roads to the motorways. The A4 motorway runs approximately 20 km to the south. There are daily direct bus connections to Leipzig.

Known as the cradle of Skat, the town became world-famous through playing cards. Playing cards are still produced in Altenburg today. The former royal seat has much more to offer, such as the castle enthroned on a rock above the town, numerous parks, and the large pond ('Großer Teich').

Shops for daily needs as well as a public transport stop are within walking distance.

Description

We are offering a building in need of renovation in a very good location in Altenburg.
The property comprises 7 residential units (450 m^2)
The plot covers an area of approx. 500 sqm. There is the possibility of setting up parking spaces at the rear of the courtyard.
The building is currently vacant. Upon full letting, the target net cold rent will amount to around 30,000 euros.
The property is in need of refurbishment
The optimal location in the town centre ensures seamless re-letting

Secure your attractive investment property now and get in touch with us.

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

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Energy efficiency class –

Certificate type	Energy source	Heating system year
–	–	–

Year of construction
–

Location

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

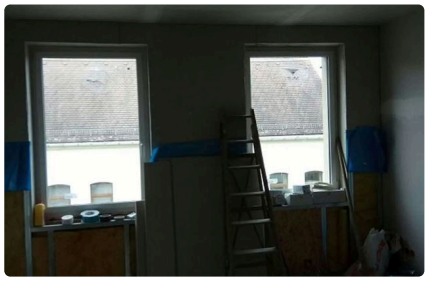

Image 4

Image 5

Image 6

YOUR CONTACT PERSON

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