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APARTMENT · BUY · PROPERTY REF. 7540E

Charming 3-Room Apartment with Balcony and Parking Space

44628 Herne · Horsthausen · exact address on request

79.000 € Purchase price

Exposé as PDF

ROOMS	LIVING SPACE	YEAR BUILT	ENERGY CLASS
3	75 m²	1971	E

All details at a glance

Property ref.	7540e
Property type	Apartment
Property types	Apartment on upper floor, Apartment

Marketing type	For sale
Purchase price	79.000 €
Commission	€5,000 incl. VAT. The commission is due upon notarisation of the purchase agreement.
Address	44628 Herne, Horsthausen
Rooms	3
Living space	75 m^2
Year built	1971
Floor	1th floor
Balcony/terrace	No
Lift	No
Parking space	Yes
Floor level	1
Bedrooms	2
Bathrooms	1
Service charge	€432
Rental income	€565 / month
Heating type	Central heating
Primary energy source	Gas
Online since	2.9.2026
Last updated	2.10.2026

Features

The apartment is currently rented out.
• Base rent: €370.00
• Service charges: €80.00
• Heating costs: €100.00
• Parking space rent: €15.00
Total rent: €565.00
The service charge (Hausgeld) amounts to €432, of which approximately €300 is recoverable from the tenant.

- Cellar

Description

Well-maintained 3-room apartment on the 1st floor with approx. 75 square metres of living space, ideally suited as a capital investment. The building was constructed in 1971; according to the energy performance certificate, the heating system dates from 2002. The layout comprises three rooms, a kitchen, a hallway, a bathroom and a sunny balcony. An associated parking space is included in the purchase price.

Features
• Living space: approx. 75 m^2
• Rooms: 3
• Balcony: Yes
• Parking space: Yes

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

E

Energy efficiency class E
188,2 kWh/(m^2·a) final energy consumption

Certificate type	Energy source	Heating system year
Consumption certificate	Gas	1971

Year of construction
1971

Location

The apartment is situated on a quiet residential street. Amenities for daily needs such as supermarkets, bakeries and shopping facilities are within walking distance. Bus stops are in the immediate vicinity, providing good access to public transport. Herne main railway station can be quickly reached by bus or car. Kindergartens and primary schools are nearby. The surrounding area is predominantly characterised by multi-family houses and residential neighbourhoods.

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

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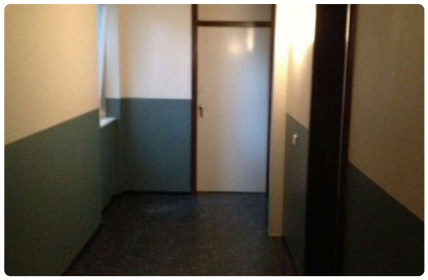

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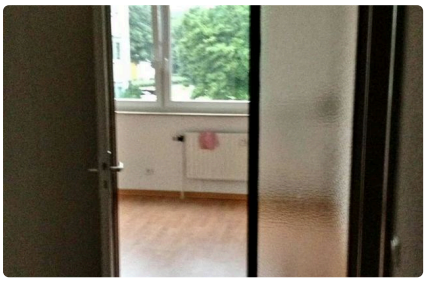

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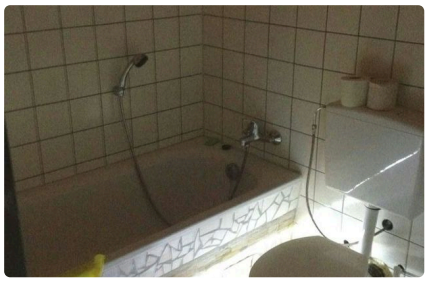

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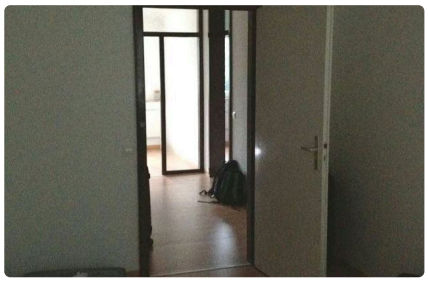

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