

# Exclusive, bright and modern 4 ½ room ground floor apartment with Cleaning Service, flexible furniture

## Basic description:

Rooms: **4,5**

Living space.: > **1400 sqft**

Floor: ground floor

Bedrooms: **3**

Bathrooms: **2**

Living room: **1.5**

Garage: ✔

additional parking space: ✔

430 sqft partially covered terrace

BBQ Area & Playground ( *in back of the huge garden ONLY for residents!* )

**CLEANING SERVICE** ✔

Available from: **May 1st, 2020**



## Description

This wonderful apartment is located on the ground floor of a very well-kept 3-family house, with direct access to the huge, park-like garden > 15,000 sqft. The spacious terrace (approx. 430 sqft) is partially covered, facing south/south-west and offers wonderful and unobstructed views of the countryside.

The apartment is ideal **for a family** or **colleagues** as it has 3 separate bedrooms & 2 separate bathrooms!

At the moment 3 Families from the US are living in the house.

An awesome home where you are guaranteed feeling well!

**Furnishing:** The high-quality apartment has

- 1 spacious open living and dining room with a large panoramic sliding door, electric shutters and direct access to the garden & the large, partially covered terrace
- NEW high quality & modern fitted kitchen with dishwasher is fully equipped
- 1 spacious master bedroom
- 2 further bedrooms (*can also be used as a study or walk-in closet*)
- large bathroom with shower, bathtub, toilet, urinal and 2 sinks, washing machine & dryer
- second bathroom with sink, shower & toilet
- Corridor with a wardrobe and an interphone system to the front door
- partially covered 430 sqft terrace with direct access to the huge park-like garden
- garage & additional parking space
- 1 storage room

All rooms are appointed with high quality laminate, granite or tiles. The washing machine and dryer are in the bathroom. A garage and an additional parking space are part of the flat as well as a separate storage room.

The other two bedrooms can be offered as children's rooms, as additional bedrooms, or as an office.

In terms of energy, the house has full heat protection, solar hot water preparation and modern oil central heating. Pets and smoking are not permitted in the apartment. The final cleaning fee is 280,00 Euro and is due upon moving in.

## Location

The property is located approx. 10 km from Sindelfingen / Böblingen and approx. 25 km from Stuttgart.

Shopping facilities for the daily needs are available. You will also find Kindergarten, basic school, 2 banks, dental and general doctors, access to public transport and a good connection to the motorway. It's about 30 minutes to Stuttgart airport.

Daimler is about 10 minutes by car and IBM, HP, Bosch or US Barracks Böblingen approx. 15. Min and Porsche about 20 min.

## Transport connection

2 minutes walk to the bus, S-Bahn connection 2021/2022.

## optional:

The apartment can be offered with the following features on request:

- Internet,
- US satellite TV,
- garbage fees,
- Air conditioning

\* The flat could be rented unfurnished / partly furnished or fully furnished and equipped.

For further information please contact: [info@homes4time.de](mailto:info@homes4time.de) or +49 151-58605967

## Specials:

- **Cleaning service**
- 1 Garage & 2 PKW parking lots
- Garden & caretaker service
- new fitted kitchen
- exclusive equipment
- Washing machine & dryer
- **flexible furniture**
- Internet / W-LAN on request
- Air conditioning on request