

Fully air-conditioned gallery house with sauna near the lake, beach and center of the Roman town of **Zülpich near Cologne in Germany**

A relaxing feel-good home and attractive home office at the same time:

This extraordinary and fully air-conditioned gallery house in a quiet location combines modern living, efficient working and relaxation in a uniquely attractive environment. With its optimal location, well thought-out fittings and energy-efficient, ecological construction, this detached property offers the ideal place to work and retreat for discerning tenants.



Property type:

Furnished living / temporary living

Detached house with garden area

Rent & additional costs

All-inclusive rent:	3.300 € / month (4 persons á 27,50 EUR/day)
Security deposit:	6.600 €



Details of the property

Condition:	As good as new
Number of floors:	2
Floor:	1st floor
Number of garages:	1
Number of carports:	1
Number of outdoor parking spaces:	2
Minimum rental period:	3 months
Available from:	now
Furnishings:	Fully furnished
Smoker:	No
Number of people:	4 (+ max. 2 couch guests)
Pets:	By arrangement
Heating:	Central heating with gas (underfloor heating)
Year of construction:	2007
Equipment:	Terraces, Garden, Elevator, Shower room, Sauna, Fitted kitchen, Guest WC, Barrier-free

Infrastructure: Pharmacy, discount grocery store, general practitioner, nursery, elementary school, secondary school, high school, public transportation

DETAILS *of the furnishings*

The house impresses with its luxurious and comfortable living area, which leaves nothing to be desired, from the coffee machine and espresso spoon to the designer couch and sauna:

- :: Full air conditioning for a pleasant room climate at any time of year
- :: Sauna (health-promoting infrared technology)
- :: Modern underfloor heating throughout the house (gas boiler)
- :: High-speed internet for smooth working
- :: Complete cooking and electrical equipment
(SAT-TV, HiFi system, radio, coffee machine, washing machine, dryer, kitchen appliances, etc.)
- :: Fully equipped living area
(high-quality furnishings, new bed linen, towels, crockery, etc.)
- :: Energy-efficient and high-quality construction (completion of construction in 2007)
- :: Ecologically high-quality materials and breathable paints
- :: Floor lift for barrier-free access to the upper floor

ROOMS

The generous room layout on around 128m² of living space (according to DIN 277) offers space for living, working and well-deserved relaxation:

- :: Open, light-flooded gallery office on the upper floor
- :: Living room with adjoining living studio (sports/office/guest sleeping area)
- :: 1 master bedroom + 1 guest sleeping area for a total of 4 people (+ max. 2 couch guests)
- :: Daylight bathroom on the upper floor and separate daylight guest WC on the ground floor
- :: Modern, sociable, open kitchen with adjoining dining area
- :: Storage and utility room with washing machine and dryer
- :: Spacious built-in cupboards and space-optimized organization systems

The living area (according to DIN 277) is divided into around 77m² on the first floor, 40m² on the upper floor and 11m² of proportionate and partly covered terrace space.

OUTDOOR AREAS

The extensive outdoor areas of this attractive rural feel-good property invite you to linger and enjoy:

- :: Spacious, partly glass-covered sun terraces with direct access to the house
- :: Attractive, ground-level garden area directly adjacent to the wooden terrace areas
- :: Large garage with separate garden access
- :: Two additional outdoor parking spaces on the property
- :: Separate wide driveway to the garden area via double-leaf gate system



LOCATION

The property is located in a charming new development area, only approx. 5 minutes from the leisure and bathing lake with its popular sandy beach and varied lakeside gastronomy or from the charming city center of the Roman town. The property's ideal location in terms of transport and infrastructure promises a high level of convenience:

- :: Leisure lake, supermarkets, restaurants, cafés, retail outlets, petrol stations approx. 5 min. away
- :: Medical care by doctors and hospital also in the immediate vicinity
- :: A1 freeway access only approx. 6 kilometers away
- :: Wide range of leisure activities in the surrounding area (golf, tennis, water/sea sports, aviation ...)

The german major cities and neighboring towns - easily accessible:

- :: Cologne (approx. 40 min.)
- :: Bonn (approx. 40 min.)
- :: Aachen (approx. 50 min.)
- :: Düsseldorf (approx. 60 min.)
- :: Düren (approx. 20 min.)
- :: Euskirchen (approx. 10 min.)
- :: Erftstadt (approx. 15 min.)

All important facilities are within easy reach.

TRAIN STATION

The local train station is also within walking distance of the property and serves as a starting point for local and long-distance travel.

Other features

The property is ideal as:

- :: Home office with inspiring working atmosphere
- :: Braincenter for creative thought processes
- :: Nature conference center for meetings in a spacious garden area
- :: Residential and feel-good domicile for the highest demands

Important rental conditions:

- :: The minimum rental period for the property is 3 months
- :: Longer rental periods (from 12 months) allow for rental discounts
- :: Basic garden maintenance is carried out by the landlord
- :: Everyday property maintenance during the rental period is carried out by the tenant
- :: High-speed Internet with unlimited data volume is included
- :: Sufficient but limited electricity, gas and water consumption is included in the rental price
- :: Commercial use to accommodate employees and guests, is possible
- :: Commercial use with customer traffic is prohibited
- :: Final cleaning at the end of the rental period is charged separately at cost

The combination of modern furnishings, ecological construction and exclusive location makes this galleried detached house near the lake a unique rental property for all those who value quality, comfort and well-being.

Experience for yourself how this extraordinary house perfectly combines work and leisure, nature and comfort. We would be happy to arrange a personal viewing of the property for you.



Standard information:

All m² information in the exposé is based on the calculation of living space in accordance with DIN 277. Unless otherwise stated, distances are based on driving minutes by car. This is a private offer. All information without guarantee. Errors and changes excepted.

Final energy consumption: 84.40 kWh/(m²a)

Energy efficiency class: C

Energy certificate type: Consumption certificate

Main energy source: Gas

Estate agent inquiries unwanted! According to § 7 UWG, unsolicited contact by estate agents without the express consent of the recipient is prohibited!

C O N T A C T

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If you are interested, please do not hesitate to contact us by email.

