

Exposé

Erdgeschosswohnung in Aichtal

Spacious 150 m² Apartment with Stunning Green Views & Swabian Alb Panorama



Objekt-Nr. **OM-426825**

Erdgeschosswohnung

Vermietung: **2.100 € + NK**

Ansprechpartner:
Marion S.

72631 Aichtal
Baden-Württemberg
Deutschland

Baujahr	1985
Etagen	1
Zimmer	3,50
Wohnfläche	150,00 m ²
Nutzfläche	60,00 m ²
Energieträger	Luft- /Wasserwärme
Summe Nebenkosten	300 €
Miete Garage/Stellpl.	100 €
Mietsicherheit	5.000 €

Übernahme	ab Datum
Übernahmedatum	01.04.2026
Zustand	Erstbez. n. Sanier.
Schlafzimmer	3
Badezimmer	1
Etage	Erdgeschoss
Garagen	1
Stellplätze	1
Heizung	Fußbodenheizung

Exposé - Beschreibung

Objektbeschreibung

Property Type: Apartement ground level with access to garden and stunning view from balcony.

Size: 150m² living space plus 60m² usage space

Available: 15.02.2026

Lot size: 1600m²

Bedrooms: 3

Bathroom: 1,5

Pets allowed

School bus for US bases

Welcome to your new home! This exceptionally spacious ground level apartment spans offers a wonderful living experience that meets great standards for space, light, and comfort. With 3 bedrooms and expansive living areas, this residence is ideal for families or couples who appreciate plenty of room. A special highlight is the beautifully landscaped private garden, which invites relaxation and social gatherings outdoors. The convenient location, just 20-30 minutes from the nearest US Bases (all) , makes this property particularly attractive for personnel and civilian employees.

Key facts at a glance:

Living area: generously designed (fire place)

Garden: Yes, beautiful, well-maintained garden for exclusive use and gardening (gardener can be hired)

Double Garage: 1 parking slot

Location: 20-30 min drive to US Bases

Highlight features:

Light-filled rooms: Large window fronts ensure bright and friendly living spaces.

Open living concept: Flowing transitions between the generous living and dining areas create an inviting atmosphere.

High-quality flooring:

Huge kitchen with pantry

Retreat areas: The 3 bedrooms provide ample privacy and flexibility (e.g., usable as guest rooms, offices, or hobby rooms).

Comfortable bathrooms: 1,5

Outdoor area: Direct access to the garden/patio.

Practical: A double garage ensures safe storage for your vehicles and additional storage space.

Location & Infrastructure

The property is located in a quiet yet central residential area. The connection to the road network is optimal, allowing the surrounding US military Kelley, Patch and Panzer to be easily reached in 20-30 minutes.

In the vicinity you will find:

Shopping options: Supermarkets, bakeries, and daily needs stores are quickly accessible.

Education & recreation: Schools, kindergartens, parks, and sports facilities are nearby.

Transportation: Bus

Contact

Have we piqued your interest? Experience this unique property during a personal viewing. For more information or to schedule an appointment, please contact us!

We look forward to your inquiry!

Ausstattung

Fußboden:

Fliesen, Vinyl / PVC

Weitere Ausstattung:

Balkon, Garten, Keller, Einbauküche, Gäste-WC, Kamin, Barrierefrei

Lage

Infrastruktur:

Apotheke, Lebensmittel-Discount, Allgemeinmediziner, Kindergarten, Grundschule, Öffentliche Verkehrsmittel

Exposé - Galerie



Entrance



Bathroom

Exposé - Galerie



Bathroom



Bedroom 1

Exposé - Galerie



Bedroom 2



Dining room

Exposé - Galerie



Living room



Corridor

Exposé - Galerie



Living and dining room



Living and dining room

Exposé - Galerie



Balcony



Kitchen

Exposé - Galerie



Kitchen



Kitchen

Exposé - Galerie



Toilet



Toilet