



Furnished 2-room Apartment 90 m² and Garden East of Munich, S4 / S6

[📍 85604 Zorneding – Bayern](#)

1.400 €

Kaltmiete (zzgl. NK)



2

Zimmer



90 m²

Wohnfläche

[Privatangebot](#) [Wohnung](#) [Erdgeschosswohnung](#)

Apartment

This furnished two-room apartment with a south garden is ideal for 1 to 2 people. The apartment, as shown in the pictures, is rented furnished. The rental price under €16 / m² for this category is a very good one.

Located on the ground floor, the apartment meets expectations for comfort and accessibility.

The large windows, spacious living areas, and high-quality furnishings ensure everyone's comfort. The 40m² living room features a beautiful fireplace, three large windows, and a large glass door leading to the south terrace in the garden. The 20m² bedrooms as also the bathroom with a bathtub and shower offer a high level of comfort.

The fully equipped kitchen with a dining table for four to six people is leading to a covered terrace through glass tween door.

The exclusive use of the garden alone offers a pleasant and relaxing experience, especially in summer. The white garden table with four comfortable white armchairs creates a lovely ambiance for pleasant summer evenings.

Objekt-Nr

OM-446161

Objektart

Wohnung

Objekttyp

Erdgeschosswohnung

Übernahme ab

Nach Vereinbarung

€ Miete & Nebenkosten

Kaltmiete

1.400 € (zzgl. NK)

Summe Nebenkosten/Heizkosten

340 €

Mietsicherheit

4.200 €

Miete Garage/Stellplatz

50 €

Einzelheiten

Zustand

Neuwertig

Anzahl Etagen

1

Stockwerk

Erdgeschoss

Nutzfläche

102 m²

Badezimmer (Anzahl)

1

Schlafzimmer (Anzahl)

1

Anzahl Carports

1

Bodenbeläge

Parkett, Fliesen

Heizung

Zentralheizung

Baujahr

1995

Ausstattung

Terrasse, Garten, Keller, Vollbad, Duschbad, Einbauküche, Kamin

Infrastruktur

Apotheke, Lebensmittel-Discount, Allgemeinmediziner, Kindergarten, Grundschule, Hauptschule, Realschule, Gymnasium, Gesamtschule, Öffentliche Verkehrsmittel

Angaben zur Ausstattung

Amenities

The heating system of the house was renewed in 2023.

The apartment features solid light oak parquet flooring. The floors in the entrance hall, kitchen, and bathroom are tiled with natural slabs.

A beautiful fitted kitchen is equipped with a ceramic cooktop, extractor hood, electric oven, refrigerator, and dishwasher. Dishes, cutlery, pots, etc., are available upon request.

The bedroom has a double bed (180x200 cm), a large wardrobe, a nice chest of drawers with a mirror.

Amenities include a television with satellite TV and Wi-Fi.

A shared laundry room is available in the basement. One washing machine is reserved for this apartment. Two sinks, a bathtub, and a toilet complete the amenities of this laundry room.

Lage

Location

It is a quiet and sunny apartment located in a desired residential area of Zorneding.

Supermarket, bakery, doctors and pharmacy, bio food store, café or pub, restaurant or pizzeria, as well as the post office and bank are all within easy walking distance.

School, kindergarten, town hall, and the S4/S6 S-Bahn station to Munich are about a 6-7 minute walk away.

By car, the Munich A99 motorway ring can be reached in just a few minutes (7 km). The Munich Trade Fair Center is about 15 minutes away. The historic center of Munich can be reached in 20-25 minutes by car or S-Bahn.

At the west periphery of Zorneding, you'll find a green recreation park with a small lake, a football pitch, benches, exercise equipment, and playgrounds for children.

The abundance of local leisure activities for adults and children, such as tennis, football, basketball, an indoor swimming pool, at the foothills of the Alps, create a very high recreational value. In summer, the nearby Steinsee Lake, with its grassy beach and its restaurant, offers a nice place to relax.

Further

The flat-rate electricity charge for this apartment, not included in the additional costs, is about €60 per month. Heating, Wi-Fi, and other utilities are included in the additional costs. This apartment is not suitable for pets, and smoking is not permitted.

An important condition for renting this apartment is the 30% rule, meaning the net rent should not exceed 30% of the tenant's monthly net income.

Please submit inquiries only via the contact form. We expect serious prospective tenants to provide us with their documents before scheduling a viewing.

Inquiries from real estate agents are not welcome!

Makleranfragen unerwünscht! Nach § 7 UWG sind unaufgeforderte Kontaktaufnahmen durch Makler ohne ausdrückliche Einwilligung des Empfängers verboten!

Themenportale

- [Exklusive Immobilien](#)
- [Stadtzentrum](#)



Nachricht direkt an den Vermieter senden

Fragen zu dieser Wohnung? Interesse zeigen oder einen Besichtigungstermin vereinbaren?

Klicken Sie hier, um dem Anbieter eine Nachricht zu senden:

 [Vermieter kontaktieren](#)

Angebot von: M. Bejan

[Weiter zur Veröffentlichung](#)