



APARTMENT · BUY · PROPERTY REF. 7540E

Comfortable 3-Room Apartment with Balcony and Parking Space

44628 Herne · Horsthausen · exact address on request

79.000 € Purchase price

Exposé as PDF

ROOMS

3

LIVING SPACE

75 m²

YEAR BUILT

1971

ENERGY CLASS

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 m²
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	22.9.2026

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 approximately 75 m² of living space, ideal as a capital investment. The building was constructed in 1971. According to the energy performance certificate, the heating system dates from 2002. The apartment comprises three rooms, a kitchen, hallway, bathroom, and a sunny balcony. A parking space is included in the purchase price.

Features

- Living space: approx. 75 m²
- Rooms: 3
- Balcony: Yes
- Parking space: Yes

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



Energy efficiency class E
188,2 kWh/(m²·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

Right of Cancellation

You have the right to cancel this contract within fourteen days without giving any reason.

The cancellation period will expire fourteen days from the day of conclusion of the contract.

To exercise the right of cancellation, you must inform us (L&B Immobiliya EuRus GmbH, Frankfurter Allee 18, 10247 Berlin, Tel: 030 76214976, Email: info@immobiliya.de) of your decision to cancel this contract by means of a clear statement (e.g. a letter sent by post or an email). You may use the enclosed model cancellation form, although it is not obligatory.

To meet the cancellation deadline, it is sufficient for you to send your communication concerning your exercise of the right of cancellation before the cancellation period has expired.

Effects of Cancellation

If you cancel this contract, we shall reimburse to you all payments received from you, including delivery costs (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 cancel this contract. We will carry out such reimbursement using the same means of payment as you used for the initial transaction, unless expressly agreed otherwise with you; in any event, you will not incur any fees as a result of such reimbursement.

More photos



Image 2



Image 3



Image 4



Image 5



Image 6



Image 7

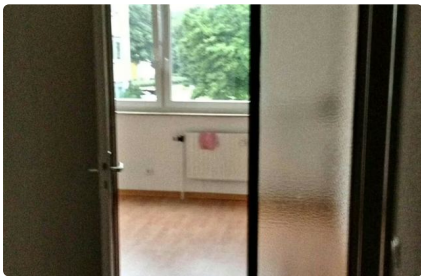


Image 8

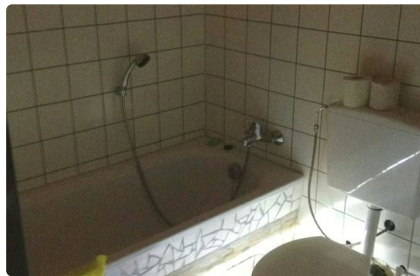


Image 9

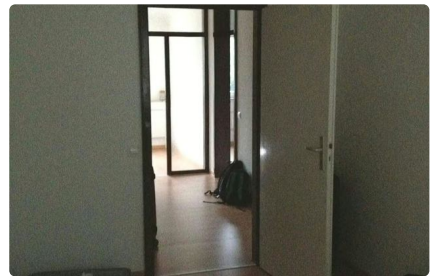


Image 10

L&B Immobilien EuRuS GmbH · Frankfurter Allee 18 · 10247 Berlin · Ihr Ansprechpartner: Luba Baumgärtner, Telefon +49 30 76214976, luba.baumgaertner@immobiliya.de · info@immobiliya.de

Property no. 7540e · As of 22.9.2026 · All information is based on details provided by the owner. Errors and prior sale excepted.