



APARTMENT · BUY · PROPERTY REF. 6615L

Spacious 1-bedroom flat in the popular Leipzig-Gohlis area

04155 Leipzig · Gohlis-Süd · exact address on request

115.900 € Purchase price

Exposé as PDF

ROOMS

1

LIVING SPACE

41,4 m²

YEAR BUILT

1900

ENERGY CLASS

C

All details at a glance

Property ref.	6615L
Property type	Apartment
Property types	Apartment on Upper Floor, Apartment

Marketing type	For sale
Purchase price	115.900 €
Commission	5,000 euros incl. VAT. The commission is due upon notarisation of the purchase agreement.
Address	04155 Leipzig, Gohlis-Süd
Rooms	1
Living space	41,4 m²
Year built	1900
Floor	1th floor
Balcony/terrace	Yes
Lift	No
Parking space	No
Floor Level	1
Service Charge	€258
Rental Income	€400 / month
Heating Type	Central Heating
Primary Energy Source	Gas
Online since	2.9.2026
Last updated	22.9.2026

Features

The layout comprises a bright living/bedroom, a separate kitchen with a window, and a bathroom fitted with a bathtub. A balcony additionally provides a pleasant outdoor space. The apartment also comes with a practical cellar compartment.

Both the entire building and the apartment itself present themselves in a tidy and well-maintained condition. The property is heated via a central gas heating system. The energy consumption rating is within a good range.

● Balcony/Terrace

● Cellar

● Garden

Description

For sale is an attractive, spacious one-room flat in a well-maintained multi-family building in the sought-after Leipzig district of Gohlis-Süd. The property is located on the first floor and offers a living area of approximately 41.4 m².

The flat has been let to a female tenant since 2021 and is therefore particularly suitable as a capital investment with ongoing rental income. The basic rent amounts to 300 euros plus an advance payment for ancillary costs of 100 euros. The rent has not been increased since the tenant moved in. The current service charge (Hausgeld) amounts to 258 euros, of which approximately 195 euros are recoverable from the tenant.

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



Energy efficiency class C

92,4 kWh/(m²·a) final energy consumption

Certificate type

Consumption Certificate

Energy source

Gas

Heating system year

1930

Year of construction

1900

Location

The location is convincing due to its central yet green surroundings. Numerous shopping facilities, educational institutions and public transport links are situated in the immediate vicinity. Recreational areas such as the Rosenthal park, as well as cultural highlights, are also quickly accessible. Leipzig city centre is only a few minutes away and offers a diverse range of dining, leisure and cultural options. The

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Cancellation policy & right of withdrawal

Right of Withdrawal

Right of Withdrawal

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

The withdrawal period is fourteen days from the day the contract was concluded.

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

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

Effects of Withdrawal

If you withdraw from this contract, we shall reimburse to you all payments received from you, including delivery costs (with the exception of any additional costs resulting from your choice of a type of delivery other than the least expensive standard delivery offered by us), without undue delay and no later than fourteen days from the day on which we received notification of your withdrawal from this contract. For this reimbursement, we will use the same means of payment that you used for the original transaction, unless expressly agreed otherwise with you; in any event, you will not incur any fees as a result of this reimbursement.

More photos



Image 2



Image 3



Image 4

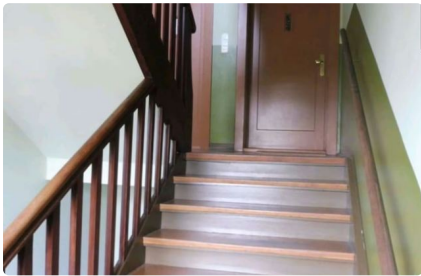


Image 5



Image 6



Image 7



Image 8

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

Property no. 66151 · As of 22.9.2026 · All information is based on details provided by the owner. Errors and prior sale excepted.