

## Exclusive 3-room apartment in 2. Upper Floor with balcony and garden sharing

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**Kiesseestraße 51a  
37083 Göttingen-Geismar**

**Rooms: 3**  
**Living area: 76.89 sqm**  
**Floor: 2. Upper Floor**

**Directly from owner**

Bed-/Livingroom:	3	Type energy certificate:	Verbrauchsausweis
Bathroom:	1	Type of heating:	central heating
Cellar:	Yes	Energy sources:	direct heating
Balcony/Loggia:	9 sqm	Energy chara. value:	73.80 kWh/(sqm*a)
Garden sharing:	Yes	Year of construction:	1998
Parking space:	1x	Property condition:	modernized
Bike Parking-space:	In-/Outdoor		

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### Your contacts:

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#### **Property Management Dawe GmbH**

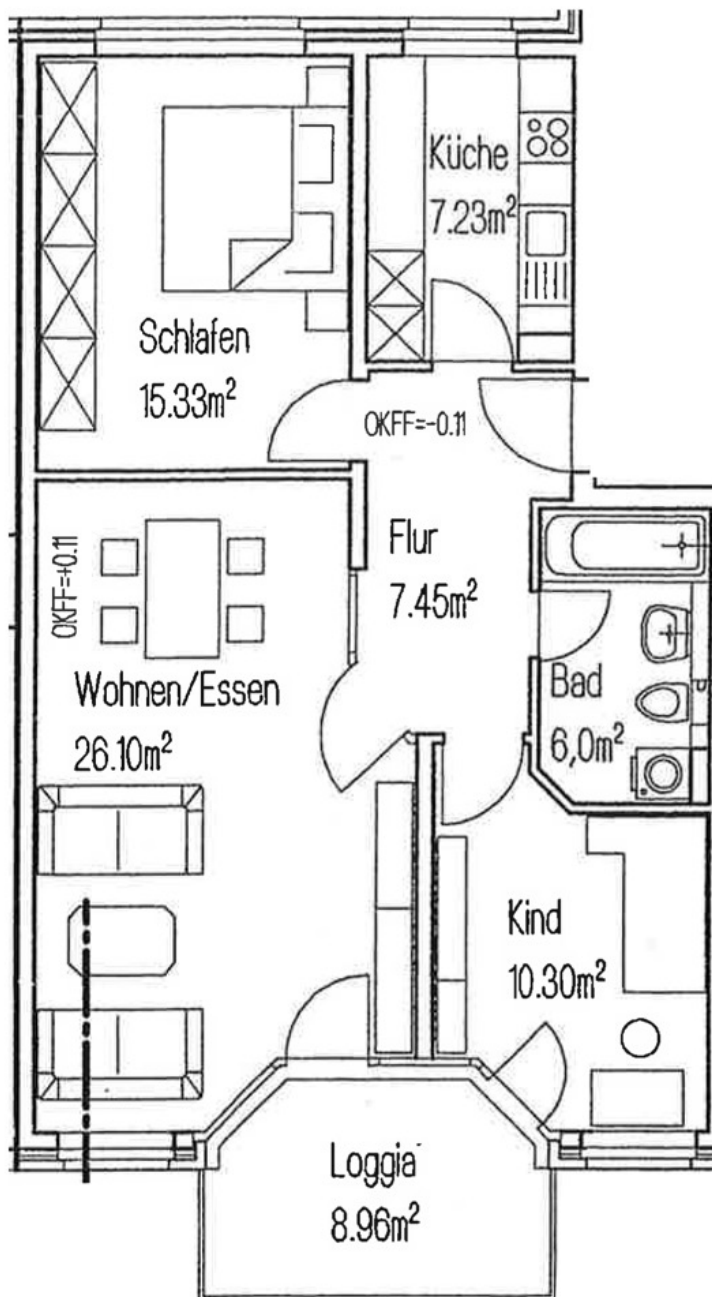
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# Ground Plan

## Wohnung 06

2. Obergeschoss rechts



Wohnen	26,10 qm
Küche	7,23 qm
Schlafzimmer	15,33 qm
Bad	6,0 qm
Flur	7,45 qm
Kind	10,30 qm
Loggia (1/2 angesetzt)	8,96 qm
<b>Gesamt</b>	<b>ca. 76,89 qm</b>



## About this property

The entire rental property was designed with modern architectural-psychological criteria in mind and was built in 1998. With a total of 25 exclusive, light-flooded apartments from 1.5 to 4 rooms, the property offers a diverse range of highlights. The entire rental property features an open and spacious design, yet allows for privacy. Upon entering, a feeling of welcome is conveyed to the tenant. During the design, care was taken to create homes with a high degree of individuality and living comfort. Despite its close proximity to the centre and the old town, the location is very quiet. In the immediate vicinity, there is a Rewe supermarket, the gravel lake, the Jahn Stadium, the open-air cinema and outdoor swimming pool.

## Facilities

You enter this beautiful 3-room apartment and get direct access to all the rooms in the apartment via the hallway. The floor-to-ceiling balcony windows create a transparent living and dining area with adjoining balcony. The southerly orientation invites you to linger in the afternoon sun and offers you beautiful views over the lovingly landscaped garden and the nearby Carré gravel lake.

The rooms are consistently fitted with high-quality laminate flooring and tiles. Furthermore, all the apartments have been built in accordance with the most up-to-date acoustic parameters and therefore offer high standards of comfort and safety. Large windows, a transparent sun balcony and the open design of the property all provide spacious and bright rooms.

## Location

The residential property is located 4.5 km (11 minutes by car) from the Georg-August-University of Göttingen, 1.6km from the gravel lake and only a few hundred meters from the Rewe supermarket.

Nature lovers are sure to enjoy the diverse environment. The Göttingen Forest or the Harz Mountains offer good opportunities for extensive walks. The area around Göttingen is very well developed and is therefore suitable for excursions into the natural environment by car or bike.

However, Göttingen is famous for its educational establishments. The universities, schools and institutes in Göttingen have a long tradition. There is a rich cultural offering to be found here, as the theatre and music have strong roots.

- Located in the sunny and green south of Göttingen
- Gravel lake within 10 minutes walking distance
- Location close to the edge of the city
- Rewe supermarket 500 meters away