



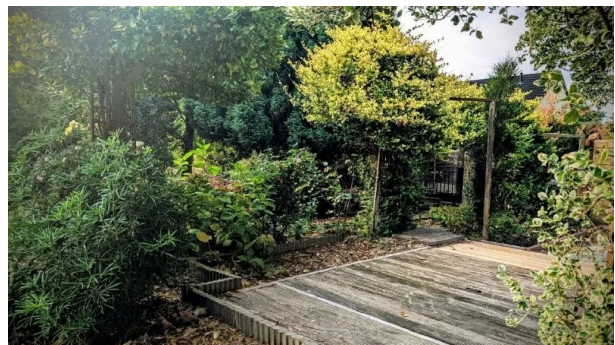
Immobilien-Exposé

**Charming semi-detached house with
homely furnishings, garden and use of a
parking space**

Objekt-Nr. B02289

Wohnung zur Miete

in 44866 Bochum



Details

Haustiere erlaubt

Gartennutzung

Pauschalmiete

1.530 €

Kaution

2.000 €

Wohnfläche

80 m²

Zimmer

3

Verfügbar ab

31.10.2026

Haustiere erlaubt

Ja

Bad mit

Wanne

Küche

Offene Küche

Möbliert

voll

Kabel-/Sat-TV

Nein

Gartennutzung

Ja

Kontakt E-Mail direkt

bochum@homecompany.de

WLAN

true

Waschmaschine

true

Geschirrspüler

true

Balkon oder Terrasse

true

Ab Datum

1793404800

Verfügbar ab

31.10.2026

Minimale Mietdauer

3 Monate

Property Title

terrace apartment / short-term rental / Bochum

Stellplätze

Außenstellplatz

Anzahl

1

Beschreibung

Semi-detached house in country house style, enjoying a quiet location on a side branch of the road it's on. The property also has a garden (for sole use) and patio. A parking space in front of the house can be used by the tenant. The facade of the house was newly clad in 2023, the windows have shutters that offer very good darkening and heat protection.

The Erzbahntrasse, which offers a good connection to Bochum city center and Gelsenkirchen with its cy-

cle path, can be reached in a few minutes. At the same time, as a hiking trail, it also opens up some exciting sights of the region and its industrial culture.

The rent already includes the operating and heating costs for 1 to 2 persons, the electricity costs are to be paid additionally. The rent is increased for use by 3 persons.

An energy certificate is not required (listed building).

Ausstattung

Fully fitted and furnished. Country house style combined with modern furnishings. Internet access via WLAN possible, there are also LAN connections in all rooms. The ground floor houses a dining kitchen with fitted units (dishwasher, ceramic hob, fridge with freezer compartment). Inventory and tableware provided. Dining table to seat up to four people. The living room adjoins, partially separated off, and is furnished with a TV (Amazon Fire stick), sofa bed (sleeping area 1.20m wide), armchair and fireplace. As well as the entrance hall with shelving, wardrobe and bench, there is also a bathroom featuring light-coloured tiling, which offers a window, corner bathtub with shower fitting and a generous washstand with mirror cabinet. Upstairs you will find the bedroom with a double bed and additional TV, and in front of this, a smaller room with desk, office swivel chair and a walk-in wardrobe with sliding doors. The washing machine is located in the building's cellar (older-style cellar). Drying possible in the cellar or garden. Parking space available.

Internetzugang Waschmaschine Spülmaschine Balkon Stellplatz

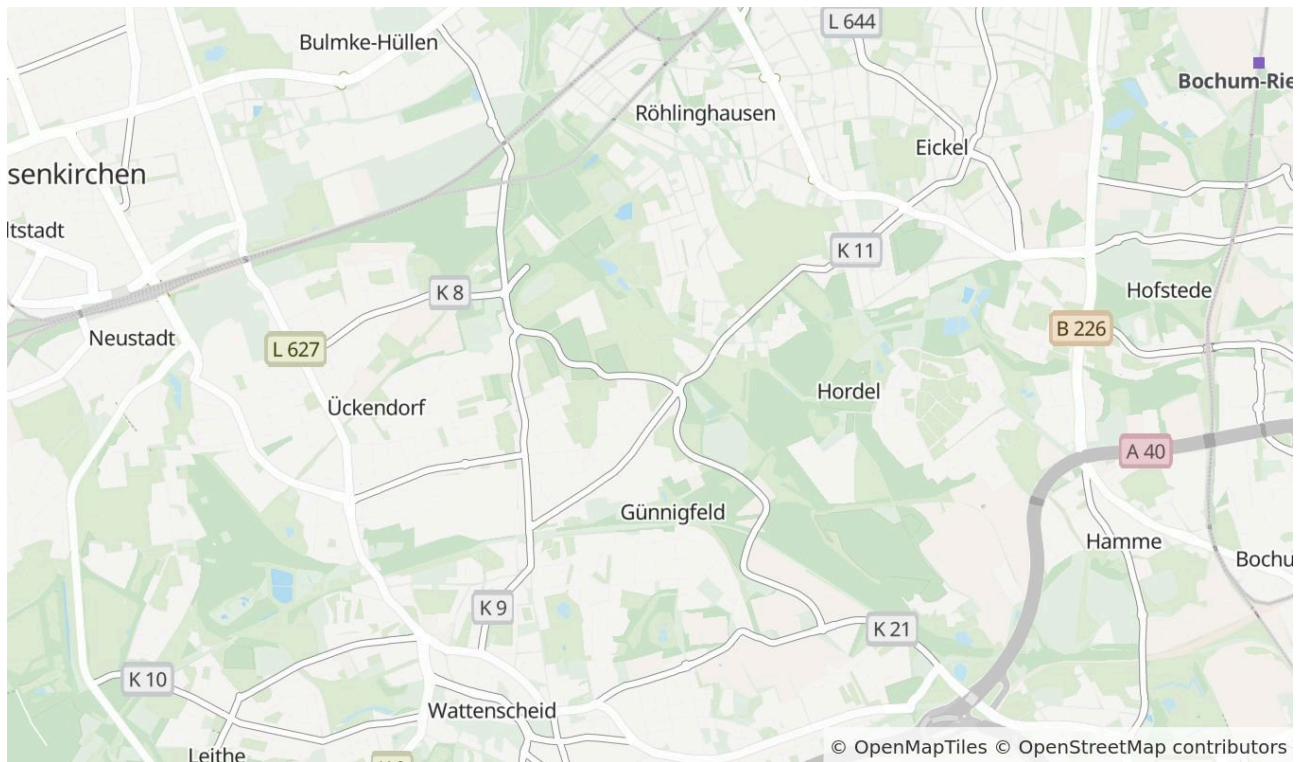
Sonstiges

We welcome all English-speaking customers!

Lage & Umgebung

44866 Bochum-Günnigfeld

Günnigfeld lies around five kilometres to the north-west of Bochum city centre, bordering Gelsenkirchen. It is a predominantly sparsely built-up area, bordering Wattenscheid to the south-west. Nearby you will find areas of greenery, fields, grassland and in the predominantly undeveloped northern part, a former spoilheap that has been restored to greenery. Transport connections: 2km to the A40 motorway, and buses take you to Gelsenkirchen, Herne and Bochum's Dahlhausen district.



Die Karte zeigt den ungefähren Standort der Immobilie. Die vollständige Adresse erhalten Sie bei uns.

Energieausweis

Heizungsart

Zentralheizung



Living and dining area



Living room



Garden



Study



Bedroom



Bedroom



Bathroom



Bathroom



Garden pond



Garden

Kontakt

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Ihr Ansprechpartner

HomeCompany Bochum GbR

Impressum

www.homecompany.de/impressum

Besuchen Sie uns im Internet

www.homecompany.de

Diese Immobilie online

www.homecompany.de/immobilie/charming-semi-detached-house-with-homely-furnishings-garden-and-use-of-a-parking-space

