



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 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.

Cancellation policy & right of withdrawal

Cancellation policy

If a brokerage contract is concluded, consumers have the following right of withdrawal:

Right of withdrawal

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

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

To exercise the right of withdrawal, you must inform us (L&B Immobiliya EuRuS GmbH, Frankfurter Allee 18, 10247 Berlin, Tel.: +49 30 762 149 75, E-Mail: info@immobiliya.de) of your decision to withdraw from this contract by an unequivocal statement (e.g. a letter sent by post or an email). You may use the attached model withdrawal form, but it 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 the costs of delivery (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 withdraw from this contract. We will carry out such reimbursement using the same means of payment as you used for the initial transaction, unless you have expressly agreed otherwise; in any event, you will not incur any fees as a result of such reimbursement.

If you requested to begin the performance of services during the withdrawal period, you shall pay us an amount which is in proportion to what has been provided until you have communicated to us your withdrawal from this contract, in comparison with the full coverage of the contract.

End of cancellation policy

German original

Widerrufsbelehrung

Im Falle eines zustande kommenden Maklervertrages haben Verbraucher das folgende Widerrufsrecht:

Widerrufsrecht

Sie haben das Recht, binnen vierzehn Tagen ohne Angabe von Gründen den Maklervertrag zu widerrufen.

Die Widerrufsfrist beträgt vierzehn Tage ab dem Tag des Vertragsabschlusses.

Um Ihr Widerrufsrecht auszuüben, müssen Sie uns (L&B Immobiliya EuRuS GmbH, Frankfurter Allee 18, 10247 Berlin, Tel.: +49 30 762 149 75, E-Mail: info@immobiliya.de) mittels einer eindeutigen Erklärung (z. B. ein mit der Post versandter Brief oder eine E-Mail) über Ihren Entschluss, diesen Vertrag zu widerrufen, informieren. Sie können dafür das beigefügte Muster-Widerrufsformular verwenden, das jedoch nicht vorgeschrieben ist.

Zur Wahrung der Widerrufsfrist reicht es aus, dass Sie die Mitteilung über die Ausübung des Widerrufsrechts vor Ablauf der Widerrufsfrist absenden.

Folgen des Widerrufs

Wenn Sie diesen Vertrag widerrufen, haben wir Ihnen alle Zahlungen, die wir von Ihnen erhalten haben, einschließlich der Lieferkosten (mit Ausnahme der zusätzlichen Kosten, die sich daraus ergeben, dass Sie eine andere Art der Lieferung als die von uns angebotene, günstigste Standardlieferung gewählt haben), unverzüglich und spätestens binnen vierzehn Tagen ab dem Tag zurückzuzahlen, an dem die Mitteilung über Ihren Widerruf dieses Vertrags bei uns eingegangen ist. Für diese Rückzahlung verwenden wir dasselbe Zahlungsmittel, das Sie bei der ursprünglichen Transaktion eingesetzt haben, es sei denn, mit Ihnen wurde ausdrücklich etwas anderes vereinbart; in keinem Fall werden Ihnen wegen dieser Rückzahlung Entgelte berechnet.

Haben Sie verlangt, dass die Dienstleistungen während der Widerrufsfrist beginnen soll, so haben Sie uns einen angemessenen Betrag zu zahlen, der dem Anteil der bis zu dem Zeitpunkt, zu dem Sie uns von der Ausübung des Widerrufsrechts hinsichtlich dieses Vertrags unterrichten, bereits erbrachten Dienstleistungen im Vergleich zum Gesamtumfang der im Vertrag vorgesehenen Dienstleistungen entspricht.

Ende der Widerrufsbelehrung

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. 6615l · As of 22.9.2026 · All information is based on details provided by the owner. Errors and prior sale excepted.