Sigmaringen

Centrally located apartment building with six residential units

Property ID: 25259005



PURCHASE PRICE: 299.000 EUR • LIVING SPACE: ca. 310 m^2 • ROOMS: 12 • LAND AREA: 276 m^2

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At a glance

Property ID	25259005
Living Space	ca. 310 m²
Roof Type	Gabled roof
Rooms	12
Bedrooms	6
Bathrooms	6
Year of construction	1890

Purchase Price	299.000 EUR
House	Multi-occupancy house / multi-family home
Provision	Käuferprovision 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Modernisation / Refurbishment	2025
Condition of property	In need of renovation
Usable Space	ca. 460 m²
Equipment	Fireplace, Built-in kitchen

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Energy Data

Type of heating	Stove
Energy Source	Oil
Energy certificate valid until	01.05.2032
Power Source	Oil

Energy Certificate	Energy consumption certificate
Final energy consumption	183.22 kWh/m²a
Energy efficiency class	F
Year of construction according to energy certificate	1890

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The property





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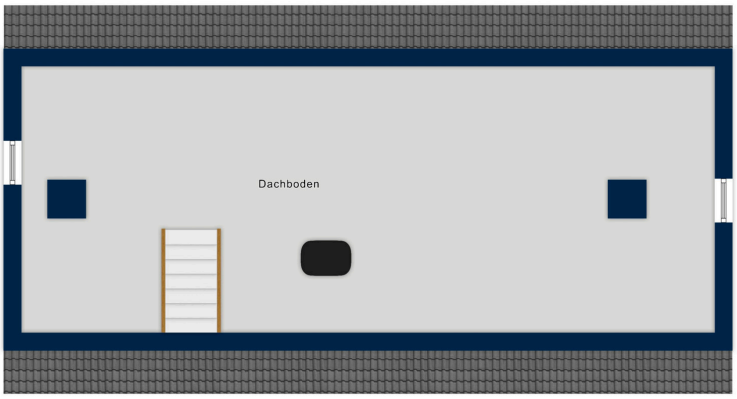
Floor plans




Küche
Schlafzimmer
Flur
Wohnzimmer
Flur
Flur
Flur
Schlafzimmer
Flur
Flur
Flur
Flur
Küche
Flur
Eingang
Küche
Wohnzimmer
Wohnzimmer


Dachterrasse
Küche
Schlafzimmer
Flur
Wohnzimmer
Flur
Flur
Küche
Büro
Flur
Schlafzimmer
Wohnzimmer
Zimmer


Küche
Wohnzimmer
Flur
Flur
Schlafzimmer
Dachboden



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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A first impression

We are delighted to offer you this historic multi-family house in a central location in Sigmaringen. Built around 1890 in the half-timbered style, it sits on a 276-square-meter plot. The property offers six apartments ranging in size from 38 to 80 square meters, with one to three and a half rooms. Five of these apartments are currently rented, generating approximately €18,000 per year. Once the vacant apartment is rented, this is expected to increase to approximately €22,500 per year. The total living space is approximately 310 square meters spread over three floors. This offer is particularly well-suited for investors, developers, or tradespeople looking to extend the property's lifespan or embark on a new development project. The current gross yield is approximately 5.4 percent, and this could reach 6.8 percent if the vacant apartment is rented under the proposed terms. One apartment, approximately 52 square meters in size and with two rooms, is accessed via a separate side entrance, while the others are reached via the main entrance, the adjoining hallway, and the staircase located there. Upon entering the building, the first apartment is directly opposite the entrance. This is a recently renovated, currently vacant two-room apartment with approximately 50 square meters of living space. Two small steps lead into the next hallway to the entrance of the second and smallest apartment, a one-room unit with approximately 38 square meters of living space. The staircase then leads to the first floor, where two further apartments are located. To the right of the staircase is a two-room apartment with approximately 45 square meters. To the left of the staircase is a three-and-a-half-room apartment with approximately 80 square meters of living space and an additional 48-square-meter roof terrace. The staircase leads to the second floor, where the two-room apartment in the extension offers approximately 45 square meters of living space. There is also an unfinished attic and an unfinished loft in the original part of the building, which could potentially house another apartment. The basement can be accessed via the ground floor hallway and a connecting staircase. Here you will find, for example, the individual oil tanks for the individual oil-fired heaters in each apartment. The basement also provides storage space for each apartment. The three-and-a-half-room apartment additionally features a wood-burning stove for cozy warmth. The grounds surrounding the property offer space for a small garden. A garage is also located on the property, but it is currently used to store the tenants' bicycles. The windows were successively replaced with new double-glazed windows in 2000, 2008, and 2024. The water and sewage pipes, as well as the electrical system, were completely renewed around 1990. The overall condition of the property can be described as requiring modernization and renovation. Modernization is primarily needed for the heating system and insulation of the facade and roof, while renovation work mainly focuses on replacing the roof and partially restoring the timber framing. Demolition of the existing building and construction of a new one in a central location directly below Hohenzollern Castle are also possible, combining the best of living comfort with a central location. If you are interested in the property, please feel

free to contact us. We are available to answer any questions, provide further information and documents, and arrange viewings.

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Details of amenities

- Baujahr ca. 1890
- Fachwerkhaus
- 6 Wohneinheiten
- Energieklasse F
- Einzelöfen Öl
- Zweifachverglasung 2000, 2016, 2024
- Wasser/Abwasser ca. 1990
- Elektrik ca. 1990
- Unterkellert
- Dachboden
- Ausbaupotential
- Modernisierungsbedürftig
- Sanierungsbedürftig
- Momentan Mieteinnahmen ca. 18.000 €
- Voraussichtliche Mieteinnahmen ca. 22.500 €
- Momentane Bruttorendite ca. 5,4 %
- Voraussichtliche Bruttorendite ca. 6,8 %

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All about the location

Sigmaringen präsentiert sich als ein stabiler und mittelgroßer Verwaltungsstandort, der durch seine ausgewogene demografische Struktur und eine sichere, gut ausgebaute Infrastruktur besticht. Die Stadt überzeugt mit einer soliden Wirtschaft, einem niedrigen Arbeitslosenstand sowie einem diversifizierten Branchenmix, der insbesondere durch den starken öffentlichen Sektor geprägt ist. Investitionen in nachhaltige Stadtentwicklung und moderne Infrastruktur unterstreichen das langfristige Wachstumspotenzial und die Wertstabilität des Immobilienmarktes, was Sigmaringen zu einem attraktiven Standort für werthaltige Immobilieninvestitionen macht.

Die zentrale Lage des Objektes innerhalb der Stadt ermöglicht eine hervorragende Anbindung an vielfältige Versorgungseinrichtungen und Freizeitangebote, die das urbane Leben bereichern und gleichzeitig eine hohe Lebensqualität gewährleisten. Die Nähe zum Bahnhof Sigmaringen, der in nur fünf Minuten zu Fuß erreichbar ist, sowie mehrere Busstationen in unmittelbarer Umgebung garantieren eine ausgezeichnete Verkehrsanbindung und erleichtern die Mobilität für Bewohner und Besucher gleichermaßen.

Das Angebot an Gesundheitsdienstleistungen in naher Umgebung ist umfassend und hochwertig. Für den täglichen Bedarf stehen diverse Supermärkte wie Lidl, ALDI Süd und EDEKA in fußläufiger Entfernung zur Verfügung, ergänzt durch kleinere Fachgeschäfte und Convenience Stores, die eine komfortable Nahversorgung sicherstellen. Die zuvor erwähnte Vielfalt an Bildungseinrichtungen sichert eine stabile Nachfrage nach Wohnraum und unterstreicht die Attraktivität für langfristige Investitionen.

Das vielfältige nahegelegene Freizeitangebot mit Parks, Sportanlagen und kulturellen Einrichtungen wie der Donaubühne und der Stadthalle rundet das Bild eines lebendigen und dennoch beständigen Standortes ab.

Die Kombination aus hervorragender Infrastruktur, nachhaltigem Wachstum und hoher Lebensqualität macht Sigmaringen zu einem idealen Investitionsstandort mit vielversprechendem Wertsteigerungspotenzial. Für den anspruchsvollen Investor bietet diese Lage eine sichere und rentable Perspektive in einem prosperierenden Umfeld.

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Other information

Es liegt ein Energieverbrauchsausweis vor.
Dieser ist gültig bis 1.5.2032.
Endenergieverbrauch beträgt 183.22 kwh/(m²*a).
Wesentlicher Energieträger der Heizung ist Öl.
Das Baujahr des Objekts lt. Energieausweis ist 1890.
Die Energieeffizienzklasse ist F.

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Contact partner

For further information, please contact your contact person:

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