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Immobilien · Real Estate
Kaiserslautern · Ramstein

EXPOSÉ

Single-Family Home Pfeffelbach 176.66 sqm Living Space & 696 sqm Plot

66871 Pfeffelbach · Rheinland-Pfalz

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Created on 09.10.2026



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HOUSE

Single-Family Home Pfeffelbach 176.66 sqm Living Space & 696 sqm Plot

66871 Pfeffelbach

Single-family home in Pfeffelbach with 176.66 m² living space, 8 rooms, 5 bedrooms on 696 m² plot. Built 1900, modernized 2023. Garage, balcony and garden. Solid masonry house with potential in central residential location – Pfeffelbach This spacious single-family home...

169.000 €

PURCHASE PRICE

8	177 m ²	696 m ²	1900
ROOMS	LIVING AREA	PLOT AREA	YEAR BUILT

Key facts

PROPERTY TYPE House	ROOMS 8	BATHROOMS 2
LIVING AREA 177 m²	PLOT AREA 696 m²	USABLE AREA 45 m²
FLOOR 3	YEAR BUILT 1900	HEATING Gas heating
PARKING SPACES 4	AVAILABLE FROM 01.07.2026	

Property description

This solid masonry house in a central yet quiet residential location in Pfeffelbach offers a rare combination of generous space, excellent infrastructure and attractive development potential. With a total of eight rooms, five bedrooms, two bathrooms, an existing fitted kitchen and approximately 48 m² of expansion reserve, the property offers diverse possibilities for families, owner-occupiers with space requirements or buyers who wish to modernize and further develop a house according to their own ideas. Garden, terrace, balcony, double garage and four additional parking spaces round out the offering comfortably.

Modernizations already completed, including the heating system renewed in 2023 as well as largely replaced, double-glazed windows, create a solid foundation for continued use. At the same time, particularly the bathrooms and electrical installation offer room for contemporary updates according to personal taste. Due to long-term rental to American tenants, the constant demand in the vicinity of the US military installations at Ramstein, Landstuhl and Baumholder, as well as the existing Military Housing Approval, the property is suitable not only for owner-occupation but also as an interesting investment with reliable rental potential.

The house offers a total of eight rooms across multiple levels, including five bedrooms, an existing fitted kitchen and two bathrooms – one with bathtub, one with shower. The solid wooden staircase connects the floors while making a lasting, characterful statement. Additionally, approximately 48 m² of space is available as expansion reserve – ideal for extending the living area or for individual use according to your own wishes.

Outdoors, the property features a garden with terrace, a balcony as well as a double garage and four additional parking spaces – a rare space offering in this location.

Modernizations have already been implemented: The heating system was renewed in 2023, the windows have been largely replaced in recent years and are consistently double-glazed. In the coming years, the bathrooms as well as the electrical installation offer scope for modern updates – manageable measures that can be planned strategically and give the new owner the opportunity to design these areas according to personal taste and modern standards.

The property was rented long-term and continuously to American tenants – at a net rent of €1,250 monthly – and has never stood vacant at any point in the past. This is no coincidence: Pfeffelbach is located in the catchment area of three significant American military installations – Ramstein Air Base, Landstuhl Regional Medical Center and the Base in Baumholder. The property is Military Housing approved, which considerably facilitates rental to American military personnel and their families and ensures constant, reliable demand.

Information regarding ownership, areas, encumbrances and third-party rights is based on information provided by the owner.

Location

The house is located in Pfeffelbach (66871) in a quiet street setting. The town offers a rural residential environment with excellent infrastructure connections.

The location is particularly appealing for families: The primary school is a one-minute walk away, the kindergarten approximately three minutes by car. Sports field and playground are in the immediate vicinity. The bus stop is directly opposite the house, the train station is approximately three kilometers away. Shopping opportunities are available in Kusel, approximately eight kilometers away. A house with solid substance, proven rental history and a location that guarantees continuous demand – for those who recognize and want to capitalize on potential.

Features

The equipment includes a garage and a parking space. A balcony and a garden are part of the property. The gas heating was integrated as part of the 2023 modernization. The energy class is E with an energy consumption of 158.25 kWh.

Further details

Bathroom

Shower	Yes
Bathtub	Yes

Kitchen

Fitted kitchen	Yes
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Floors & windows

Flooring	Tiles, Floorboards, Vinyl
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Window glazing	Double glazing
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Features

Parking space	Garage, Open parking space
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Balcony / terrace	Yes
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Garden	Yes
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Areas

Bedrooms	5
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Separate WC	2
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Terraces	1
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Garden area	338 m²
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Building

Construction type	Solid construction
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Roof shape	Gable roof
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Basement	Partial
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Last modernisation	2023
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Impressions







Prices & costs

169.000 €

PURCHASE PRICE

Commission

4,76 % incl. 19% VAT

Energy certificate

Certificate type	Demand certificate
Efficiency class	E
Final energy demand	158,25 kWh/(m ² ·a)
Energy source	Gas
Year built (per certificate)	1900
Heating type	Gas heating

Your contact



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IMPRESSUM & ANBIETERKENNZEICHNUNG

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Erlaubnis nach § 34c Abs. 1 GewO

Zuständige Aufsichtsbehörde: Verbandsgemeindeverwaltung Ramstein-Miesenbach

Am Neuen Markt 6, 66877 Ramstein-Miesenbach

Berufsbezeichnung: Immobilienmaklerin, verliehen in Bundesrepublik Deutschland

Berufsrechtliche Regelungen: § 34c GewO; Makler- und Bauträgerverordnung (MaBV) — einsehbar unter <https://www.gesetze-im-internet.de>

Berufshaftpflichtversicherung: Vermögensschadenhaftpflicht: beantragt

Angaben zur Versicherungsgesellschaft und zum räumlichen Geltungsbereich werden nach Abschluss ergänzt.

Inhaltlich verantwortlich (§18 Abs. 2 MStV): Jana Piscione

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