



7 bedrooms | 2 baths | 2,476 sft | 16,000 sft lot

Massenricht 86, 92242 Hirschau, Bavaria, Germany

2 Story Single Family Home with a Full Finished Basement

15 minutes to Vilseck and 20 minutes to Gate 6 on Grafenwöhr

This house is located in the small beautiful village of Massenricht. The house is on a street with one other house. In front of the house is a pond and the backyard view is of fields. The house has fruit trees that are taken care of by the landlord. There is also a garden that can be used to grow your own vegetables. At the corner of the property there is a public playground and a soccer field is located across the street.

Year Built: 1979

Available: from July 2025

Rent: 1,980.00 EUR per month, utilities included – except electricity, heating-oil, phone/internet

Deposit: 1,500.00 EUR

Electricity: bill is to be settled by tenant directly with utility

Heating-Oil: to be ordered by tenant, information on suppliers can be provided by landlord. Oil-tank is full on move into the house.

Phone/Internet: not included in rent, information on suppliers by request

High Speed Internet: Glass fiber is currently being laid in Massenricht. House connection is being set up. Expected to be in operation in 2025.

Lawn: 10,700 sft (ca. 1.000 sqm), mowing obligatory for tenant, lawn mower available

Snow removal: obligatory for tenant

Location: stand-alone house, only one neighbour, at ca. 35 ft (10 m) distance, properties separated by a live fence; it is a safe, quiet, rural neighborhood with beautiful rural views, with plenty of room for kids to grow and play.

Main level: 1,238 sft (115 sqm): 3 bedrooms, 1 living room, 1 dining room with built-in kitchen, 1 pantry, 1 bath, 1 wc, 1 terrace. Brand new energy efficient windows.

Top level: 1,238 sft (115 sqm): 4 bedrooms, 1 spare room, 1 pantry, 1 bath + wc, 1 balcony. Brand new energy efficient windows.

Full Finished Basement: 860 sft (80 sqm): 2 rooms and a laundry room with connections for washing machine and dryer, 1wc, door to the garden.

Further facilities: 2 garages, 2 parking spaces, 1 attic

Garden: 10,700 sft (1.000 sqm) lawn, fruit trees and a vegetable garden

Pets: based on landlord approval

Please do not hesitate to contact us if additional information is required.

Viewing possible immediately

Contact:

Katharina Heuberger (daughter) and Holger Wiedemann (son-in-law) (English/German):

Phone: +49 89 57 87 89 32 | Mobile: +49 175 87 55 192 | kheuberger@web.de

WhatsApp, Signal

Photos



front side



2 garages with attic



entrance, front lawn with walnut tree



backside with terrace



terrace



view from entrance: village pond



Main level



kitchen



kitchen, view into living room



kitchen, view from window into the garden



living room, view into kitchen



living room, view on terrace



bedroom 1



bedroom 1, view into the garden



bedroom 2



bedroom 3



hall with built-in-closet



pantry



bathroom



bathroom



WC

Top level



bedroom 1 with balcony



bedroom 1 with balcony



balcony



bedroom 2



bedroom 3



detail in country house style



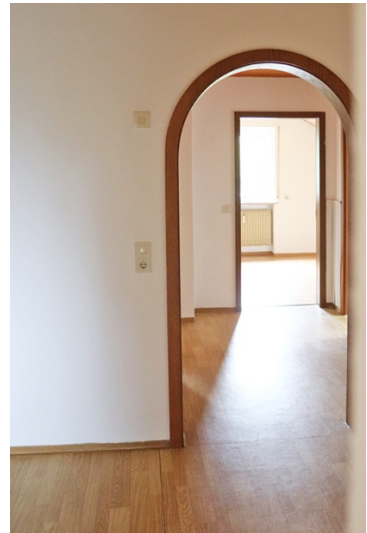
bedroom 4



spare room



hall



pantry



bathroom



bathroom

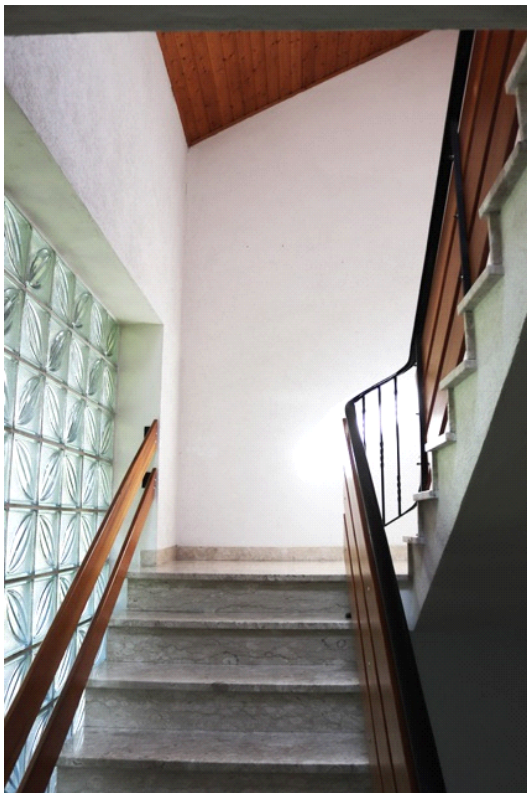


details in country house style

Entrance and Stairway



entrance and stairway



stairway



Basement



room 1



room 2



hall



laundry room



wc basement

Terrace



terrace



terrace

Garden



vegetable garden – view from terrace



space for children's play equipment such as trampolines



fruit trees



exit basement into the garden



flowers



climbing roses

Shopping

Massenricht belongs to the municipality of [Hirschau](#) (about 4 miles), a little town where you can find supermarkets, bakers, butchers, restaurants, an ice cream parlor, pharmacies, doctors, banks, ATMs, a post office, a recycling center etc. The next bigger cities are [Amberg](#) (about 14 miles) and [Weiden](#) (about 12 miles), where you can shop everything.

Leisure time – some examples

There are wonderful hiking trails in the local forests and [throughout the region](#). There are also regional and national cycle paths through the hilly landscape of the Upper Palatinate with meadows, forests, streams and rivers.

The country inn Rödlaser Berghütte is within walking distance and it also has a playground.

There is a soccer club in Ehenfeld (about 1 mile), [DJK Ehenfeld Massenricht](#), which also trains children and young people (juniors, girls and boys). They are also happy to welcome American guests.

You can go horseback riding in the neighborhood.

There are several indoor and outdoor swimming pools in the area, e. g. the indoor swimming pool "[Thermenwelt](#)" in [Weiden](#) or the outdoor pool "[Naturbad in Schnaittenbach](#)". The [leisure park Monte Kaolino in Hirschau](#) (sand skiing, a summer alpine coaster and more) is nationally known.