

Meerbusch

Exklusives Einfamilienhaus in Bestlage von Meerbusch - Design, Lage und Qualität vereint.

Property ID: 25013072N



PURCHASE PRICE: 1.399.000 EUR • LIVING SPACE: ca. 167 m² • ROOMS: 4 • LAND AREA: 354 m²

Property ID: 25013072N - 40667 Meerbusch

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At a glance

Property ID	25013072N
Living Space	ca. 167 m²
Rooms	4
Bedrooms	3
Bathrooms	2
Year of construction	2021
Type of parking	2 x Garage

Purchase Price	1.399.000 EUR
House	Single-family house / Detached house
Commission	Käuferprovision beträgt 2,5 % zzgl. MwSt. des beurkundeten Kaufpreises
Condition of property	Like new
Construction method	Solid
Equipment	Terrace, Guest WC, Garden / shared use, Built-in kitchen

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Energy Data

Type of heating	Underfloor heating
Energy Source	Electricity
Energy certificate valid until	14.08.2032
Power Source	Geo Thermal

Energy Certificate	Energy demand certificate
Final Energy Demand	26.70 kWh/m²a
Energy efficiency class	A+
Year of construction according to energy certificate	2022

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The property



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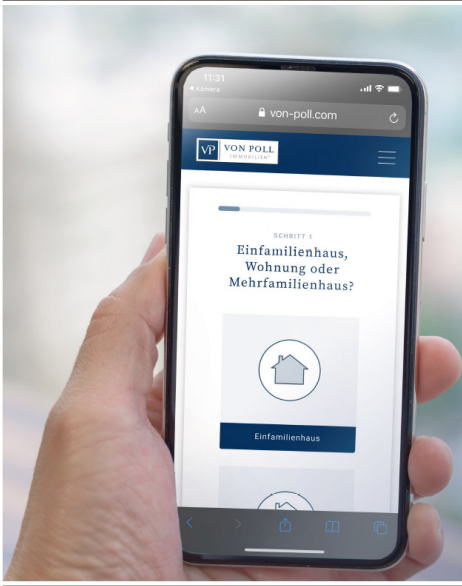
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The property



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Tragen Sie ganz einfach und bequem die Daten Ihrer Immobilie ein und lassen Sie Ihre Immobilie bewerten.



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The property



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A first impression

Modern detached house with exclusive furnishings and lovingly designed garden

This modern detached house built in 2021 combines contemporary architecture with high-quality furnishings and a well thought-out living concept. On a leasehold plot of approx. 354 m², the house offers around 167 m² of living space and is ideal for families or couples with high standards of comfort, design and functionality.

As soon as you enter the house, you are greeted by a spacious entrance hall with a custom-made wardrobe with a mirrored front. The first floor is complemented by a stylish guest WC and a practical utility room.

The open-plan kitchen forms the heart of the house. It is equipped with high-quality brand appliances from Miele, Siemens and Liebherr and has a Quooker for hot, cold and sparkling water. Fine granite worktops and an elegant bar counter underline the exclusive character. The adjoining, light-flooded living and dining area impresses with floor-to-ceiling windows, tasteful furnishings, which can be taken over on request, and a pleasant living climate. A controlled ventilation system, two air conditioning units, underfloor heating and triple-glazed windows ensure maximum living comfort all year round.

There are three bedrooms on the upper floor. The spacious master bedroom has a separate dressing room and a high-quality en suite bathroom with bathtub, shower and bidet. Two further rooms are ideal as children's rooms, guest rooms or studies and share a modern shower room.

The outdoor area invites you to relax and linger: The L-shaped terrace with covered lounge, barbecue area and projector preparation offers ideal conditions for sociable evenings. The well-tended garden creates a peaceful and private atmosphere. A photovoltaic system with feed-in supports the sustainable energy supply of the house.

The offer is rounded off by a tiled double garage with electric sectional door, wallbox and direct access to the garden. A modern BUS system enables intelligent control of lighting, heating and other functions. The location in a privately accessible residential street also ensures peace, security and a family-friendly environment.

This detached house, which is almost as good as new, combines high-quality construction, modern technology and excellent living comfort. A home to arrive at, feel good in and enjoy.

Please contact us for more information or to arrange a personal viewing.

Take a look at our Instagram page "[vonpoll_duesseldorf](#)". There you will find more exciting real estate offers and are always up to date.

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Details of amenities

- Door can be opened by fingerprint
- large entrance hall
- Spacious and modern guest WC
- Built-in wardrobe with large mirrored surfaces
- Utility room / technical room with fitted kitchen
- beautiful and timeless fitted kitchen with Quooker for hot and sparkling water, Miele electrical appliances
- large and bright living/dining area
- elegant furnishings can be taken over on request for an additional charge
- large hallway on the second floor
- 2 bedrooms and bathroom in the front area
- Master bedroom with dressing room / fully mirrored and large bathroom with bathtub and shower en suite
- L-shaped terrace with lounge area and projector option in the outdoor area, dining area and barbecue area
- Floor-to-ceiling windows (triple-glazed)
- Electric exterior shutters
- Alarm system with video surveillance
- Bus system (optionally controllable via smartphone)
- Ventilation and aeration system
- Air conditioning on the ground floor and first floor
- High-quality parquet flooring
- Large double garage, tiled with electricity, electric sectional door and access to the garden
- wallbox
- secluded garden
- photovoltaic system
- Location in private street
- Leasehold plot

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All about the location

Büderich is located on the left bank of the Lower Rhine between Krefeld and Düsseldorf and north of the city of Neuss. It is one of the most sought-after residential areas in the greater Düsseldorf area. Whether Meerbusch forest, golf course or the Rhine, in Büderich you will find a variety of extensive local recreation areas. Within walking distance there are extensive shopping facilities for daily needs, doctors, banks and a diverse and high-quality range of restaurants. Meerbusch-Büderich also has a good public transport network. Light rail and bus stops are located in the immediate vicinity, which means that the neighboring cities of Düsseldorf, Neuss and Krefeld can also be reached in a short time. The nearby freeways also ensure good connections to the surrounding cities. Last but not least, a good range of kindergartens and schools round off the excellent infrastructure.

Kindergartens:

KiKu Nepomuk, Am Flehkamp 12, 40667 Meerbusch

Kindergarten Gereonstraße, Gereonstraße 6, 40667 Meerbusch

Lummerland, Karl-Arnold-Straße 36B, 40667 Meerbusch

Protestant daycare center Schatzkiste, Dietrich-Bonhoeffer-Straße 9, 40667 Meerbusch

Protestant kindergarten, Düsseldorfer Str. 35, 40667 Meerbusch

Catholic kindergarten Marienheim, Necklenbroicher Str. 34, 40667 Meerbusch

Elementary school:

Brüder-Grimm-Schule, Büdericher Allee 17, 40667 Meerbusch

St. Mauritius School, Dorfstraße 18, 40667 Meerbusch

Adam-Riese elementary school, Witzfeldstraße 41, 40667 Meerbusch

Secondary schools:

Maraté-Gymnasium, Niederdonker Str. 32-36, 40667 Meerbusch

Municipal Maria Montessori Comprehensive School Meerbusch, Weißenberger Weg 8, 40667 Meerbusch

Train lines:

U70, U74, U76

Bus routes:

SB 51, SB 52, 071, 829, 830, 831, 832, 839 Meerbusch - Büderich - central

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Other information

On request, we will be happy to send you a detailed exposé with further information, a floor plan and a site plan or answer your initial questions by telephone!

Thank you, we look forward to your inquiry or your call!

Brokerage contract: You conclude a brokerage contract with VON POLL IMMOBILIEN if you use the services of VON POLL IMMOBILIEN with knowledge of the commission obligation.

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OUR SERVICE FOR YOU AS THE OWNER:

If you are planning to sell or let your property, it is important for you to know its market value. Have the current value of your property professionally assessed by one of our real estate specialists free of charge and without obligation. Our nationwide and international network enables us to bring sellers or landlords and interested parties together in the best possible way.

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Contact partner

For further information, please contact your contact person:

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To the Disclaimer of von Poll Immobilien GmbH

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