Sternberg

Unique house in a prime lakefront location

Property ID: 25086003

PURCHASE PRICE: 360.000 EUR • **LIVING SPACE:** ca. 70 m^2 • **ROOMS:** 3 • **LAND AREA:** 414 m^2

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At a glance

Property ID	25086003
Living Space	ca. 70 m²
Rooms	3
Bathrooms	2
Year of construction	2005
Type of parking	1 x Outdoor parking space

Purchase Price	360.000 EUR
Commission	Käuferprovision beträgt 3 % (inkl. MwSt.) des beurkundeten Kaufpreises
Condition of property	Well-maintained
Construction method	Solid
Equipment	Terrace, Built-in kitchen

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Energy Data

Type of heating	Central heating	Energy Certificate	Legally not required
Power Source	Gas		

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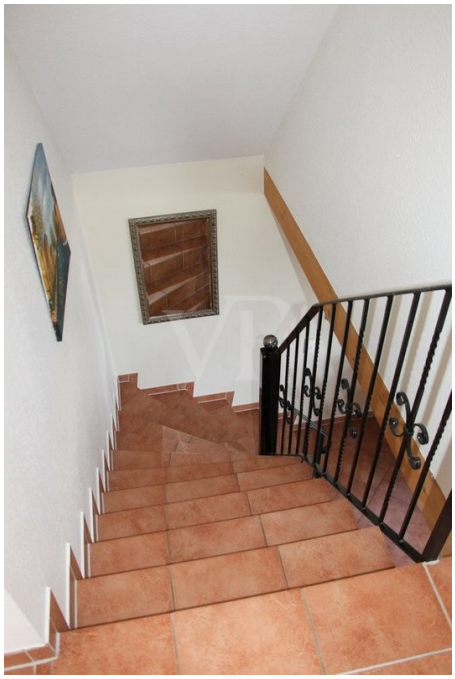

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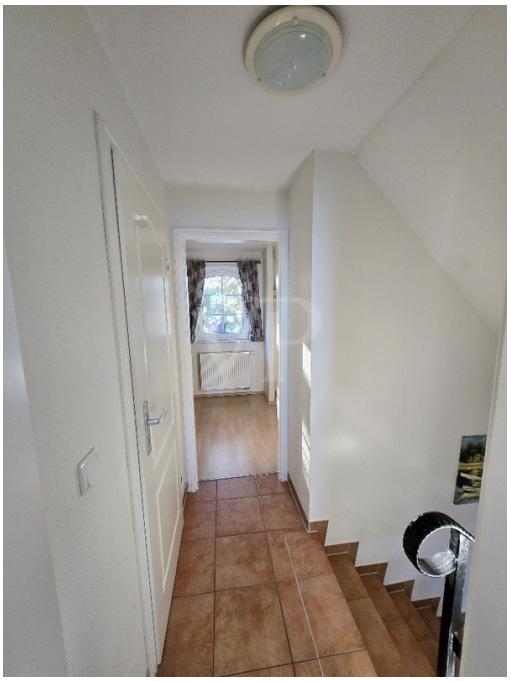

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A first impression

This meticulously maintained detached house was completed in 2005 and is situated on a plot of approximately 414 m² in a fantastic location directly on the lake. With a living area of approximately 70 m², spread across three rooms, the property offers an attractive layout and high-quality features that meet the highest standards. The house boasts a bright living room with a wall of windows offering direct views of the lake. Underfloor heating in the living and dining areas ensures comfort on cooler days. Two further rooms offer versatile uses, such as bedrooms, an office, or guest rooms. Two well-maintained bathrooms provide added convenience. A gas central heating system provides comfortable warmth, and the installation of a wood-burning stove is possible to further enhance the cozy atmosphere. Smart thermostats ensure optimal and easily controllable energy consumption and temperature regulation in all rooms. A fiber optic connection provides internet access. A storage room with a separate entrance from the outside is ideal for storing garden tools and seating, offering versatile use. An outdoor parking space is available for convenient parking. The well-maintained garden invites you to linger and has been cared for by a gardener. Relax on the spacious terrace and enjoy the unobstructed view of the lake. A particular highlight is the boat dock, from which you can launch the provided boat for swimming or fishing. The house has been used as a holiday home and is easily rentable year-round. Existing bookings for 2025 can be honored. Alternatively, the property is, of course, available for your own use. Additional amenities include the support of a housekeeper and the aforementioned gardener, ensuring that both the interior and exterior of the house are always maintained in excellent condition. The property boasts a prime, direct lakefront location, offering a rare opportunity to fully appreciate the tranquility of the surroundings and the proximity to nature. At the same time, all the amenities of daily life and leisure activities are easily accessible. Summary - Living area: approx. 70 m² - Plot size: approx. 414 m² - Number of rooms: 3 - Number of bathrooms: 2 - Year built: 2005 - Heating type: Gas central heating, wood-burning stove can be retrofitted - Exterior features: Garden, terrace, private boat dock, boat included - Outdoor parking: 1 parking space. This detached house offers an excellent combination of high-quality living, a special location, and versatile usage possibilities. Arrange a viewing appointment today to see this exceptional property for yourself.

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Contact partner

For further information, please contact your contact person:

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