

**Bremen - Bürgerpark**

# Charming semi-detached house with roof terrace and expansion potential

**Property ID: 25057003**



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**PURCHASE PRICE: 890.000 EUR • LIVING SPACE: ca. 163,6 m<sup>2</sup> • ROOMS: 5.5 • LAND AREA: 326 m<sup>2</sup>**

**Property ID: 25057003 - 28209 Bremen - Bürgerpark**

- At a glance
- The property
- Energy Data
- A first impression
- All about the location
- Other information
- Contact partner

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## At a glance

Property ID	25057003	Purchase Price	890.000 EUR
Living Space	ca. 163,6 m <sup>2</sup>	Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Rooms	5.5		
Bathrooms	1		
Year of construction	1930	Modernisation / Refurbishment	2015
Type of parking	1 x Garage	Usable Space	ca. 38 m <sup>2</sup>
		Equipment	Guest WC, Garden / shared use, Built-in kitchen, Balcony

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## Energy Data

Type of heating	Central heating	Energy Certificate	Energy demand certificate
Energy Source	Oil	Final Energy Demand	147.50 kWh/m <sup>2</sup> a
Energy certificate valid until	09.10.2034	Energy efficiency class	E
Power Source	Oil	Year of construction according to energy certificate	1930

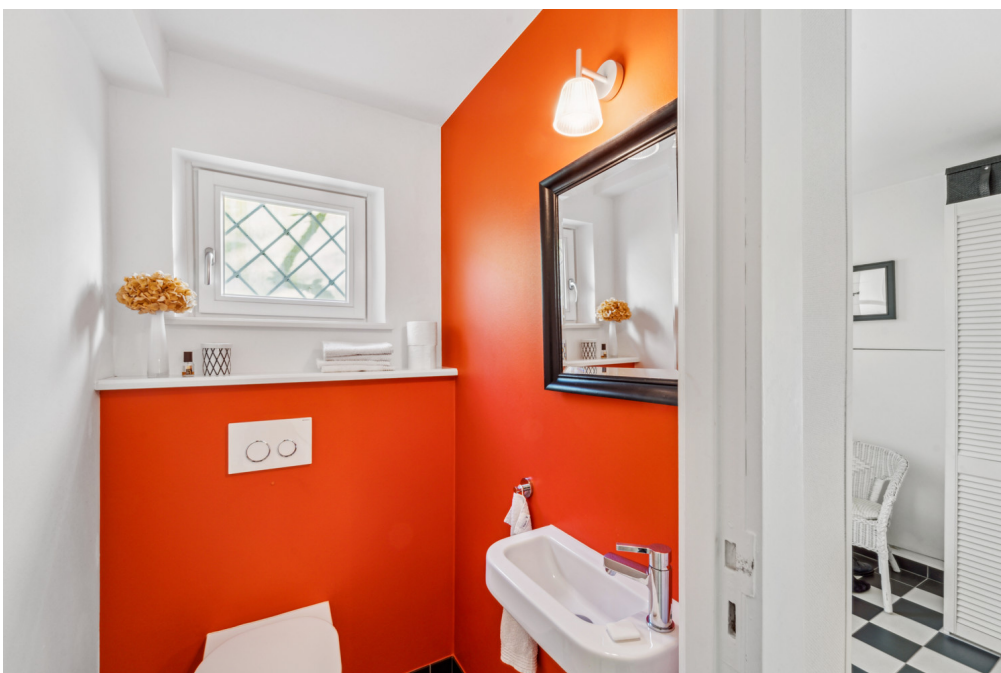
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- Wie entwickelt sich der Wert Ihrer Immobilie in Zukunft?
- Wie wirkt sich eine Modernisierung auf den Wert Ihrer Immobilie aus?

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## A first impression

This charming semi-detached house, built in 1930, offers approximately 163.6 m<sup>2</sup> of living space on a plot of approximately 326 m<sup>2</sup>, providing ample room for families and couples who appreciate stylish living. With a total of five rooms, the property boasts a well-designed layout that combines spaciousness with functionality. The ground floor features an inviting entrance hall, two rooms with floor-to-ceiling windows, and a WC. Also located on this floor are a pantry, a utility room, and a storage room. A curved, historic wooden staircase leads to the upper floor, which houses the approximately 45 m<sup>2</sup> living and dining area and a kitchen with fitted units. Here, the high-quality finishes create a pleasant living environment. The open-plan layout offers various design possibilities and lends the house a warm and welcoming atmosphere. A loggia, providing sheltered seating even on less-than-ideal days, completes this level. A highlight of the house is the second floor, which houses the comfortable bedrooms and the bathroom. The bathroom is modern and features a bathtub and separate shower, providing a relaxing start to the day or a tranquil end to the day. The bedrooms are generously sized and offer ample space for individual furnishing ideas. An additional, smaller room is ideal as a home office or creative space and completes the living area on the second floor. The house underwent extensive modernization in 2015, which is evident throughout the entire building. The garden invites you to relax and enjoy the outdoors. Here you can create a terrace, perfect for summer barbecues. Garden enthusiasts will also find plenty of space for creative planting. In addition to the attractive interior and exterior spaces, the property also boasts a convenient location. You'll benefit from excellent public transport connections and have shops, schools, and other amenities for daily needs in the immediate vicinity. In short, this semi-detached house, dating back to 1930, offers a successful blend of historical charm and contemporary living comfort. The modernization work carried out in 2015 has ensured that the house meets today's technical standards without losing the

character of the original building. Those looking for a stylish home suitable for both families and couples will find this property an attractive option.

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## All about the location

Die Immobilie befindet sich im Stadtteil Schwachhausen, Ortsteil Bürgerpark. Die Mikrolage der Immobilie besticht durch absolute Ruhe bei gleichzeitiger Anbindung an die Wachmannstraße. Hier findet man alles für den täglichen Bedarf. Von Ärzten und einer Apotheke über Restaurants, einer Bar und diverse Einzelhändler. Ein Wochenmarkt rundet das fußläufige Angebot ab. Außerdem fahren hier die Straßenbahnlinien Nr. 6 und Nr. 8, mit welchen sich der Hauptbahnhof, die Innenstadt und der Flughafen ohne Umstieg erreichen lassen. Auch der Bürgerpark mit seiner zahlreichen Sehenswürdigkeiten liegt praktisch "vor der Tür".

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## Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 9.10.2034.

Endenergiebedarf beträgt 147.50 kwh/(m<sup>2</sup>\*a).

Wesentlicher Energieträger der Heizung ist Öl.

Das Baujahr des Objekts lt. Energieausweis ist 1930.

Die Energieeffizienzklasse ist E.

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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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