

Bremen – Gartenstadt Vahr

Brand new end-of-terrace house with high-end features and underground parking space in a quiet residential area

Property ID: 25057048



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PURCHASE PRICE: 435.000 EUR • LIVING SPACE: ca. 111,46 m² • ROOMS: 3 • LAND AREA: 235 m²

Property ID: 25057048 - 28329 Bremen – Gartenstadt Vahr

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At a glance

Property ID	25057048	Purchase Price	435.000 EUR
Living Space	ca. 111,46 m ²	Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Rooms	3		
Bathrooms	2		
Year of construction	1976	Modernisation / Refurbishment	2024
Type of parking	1 x Underground car park	Construction method	Solid
		Usable Space	ca. 1 m ²
		Equipment	Terrace, Guest WC, Fireplace, Garden / shared use, Built-in kitchen, Balcony

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Energy Data

Type of heating	Central heating	Energy Certificate	Energy consumption certificate
Energy Source	Gas	Final energy consumption	141.50 kWh/m²a
Energy certificate valid until	14.11.2035	Energy efficiency class	E
Power Source	Gas	Year of construction according to energy certificate	2024

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- Wie wirkt sich eine Modernisierung auf den Wert ihrer Immobilie aus?

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The property



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A first impression

This meticulously maintained end-of-terrace house, built in 1976, presents itself in a tasteful and appealing condition following a comprehensive modernization in 2024, offering a high level of living comfort for discerning owners or couples. With a living area of approximately 111.46 m² and a beautiful plot of approximately 235 m², this property combines a well-designed layout with exceptional features. The end-of-terrace house extends over two levels and boasts an optimal floor plan. On the ground floor, you are welcomed by a spacious entrance hall with a generous cloakroom and a utility room. Following renovations, a large, naturally lit bathroom with a walk-in shower was created off the hallway. Beautiful tiles run throughout this area. The heart of the house is the light-filled, spacious living and dining room with a lovely fireplace. The open-plan, high-quality kitchen with a welcoming island creates a harmonious transition between the hallway and living area. Large windows, all triple-glazed, ensure an exceptionally bright and inviting atmosphere. From here, you have direct access to the terrace and the lovingly landscaped garden, which also features a small pond – ideal for relaxing outdoors. Upstairs, you'll find a spacious bedroom with a loggia, a large dressing room, and a fully equipped bathroom with a walk-in shower and underfloor heating. Tasteful wooden beams and skylights complete the amenities on this level. The house boasts numerous modernizations: New windows and doors ensure a high energy efficiency standard, and the high-quality flooring and wall finishes contribute to a harmonious overall impression. Heating is provided by an energy-efficient gas central heating system. A separate utility room is available for a washing machine and dryer. The sunny garden is easy to maintain and features a spacious terrace for relaxing outdoors. A private underground parking space and a garden shed for bicycles and gardening tools round out this well-designed property. This modernized end-of-terrace house offers high-quality features in a sought-after location. It is particularly suitable for couples or small families who value contemporary living comfort and a pleasant environment. Feel free to arrange a viewing appointment to get a firsthand impression of this property.

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All about the location

Das Haus befindet sich in einem etablierten, beliebtem Wohngebiet, das durch eine angenehme Nachbarschaft und kurze Wege zu Einkaufsmöglichkeiten, Schulen und öffentlichem Nahverkehr überzeugt. Die ruhige Sackgassenlage garantiert Entspannung im Alltag, während gleichzeitig alle infrastrukturellen Einrichtungen schnell erreichbar sind.

In unmittelbarer Nähe befinden sich:

- Grund- und Oberschulen
- Kita
- Parks und Sportanlage
- Galopprennbahn und Schloßpark
- Einkaufsmöglichkeiten
- Restaurants und Eiscafés
- Bus- und Bahnlinien

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Other information

Es liegt ein Energieverbrauchsausweis vor.

Dieser ist gültig bis 14.11.2035.

Endenergieverbrauch beträgt 141.50 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Gas.

Das Baujahr des Objekts lt. Energieausweis ist 2024.

Die Energieeffizienzklasse ist E.

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Contact partner

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