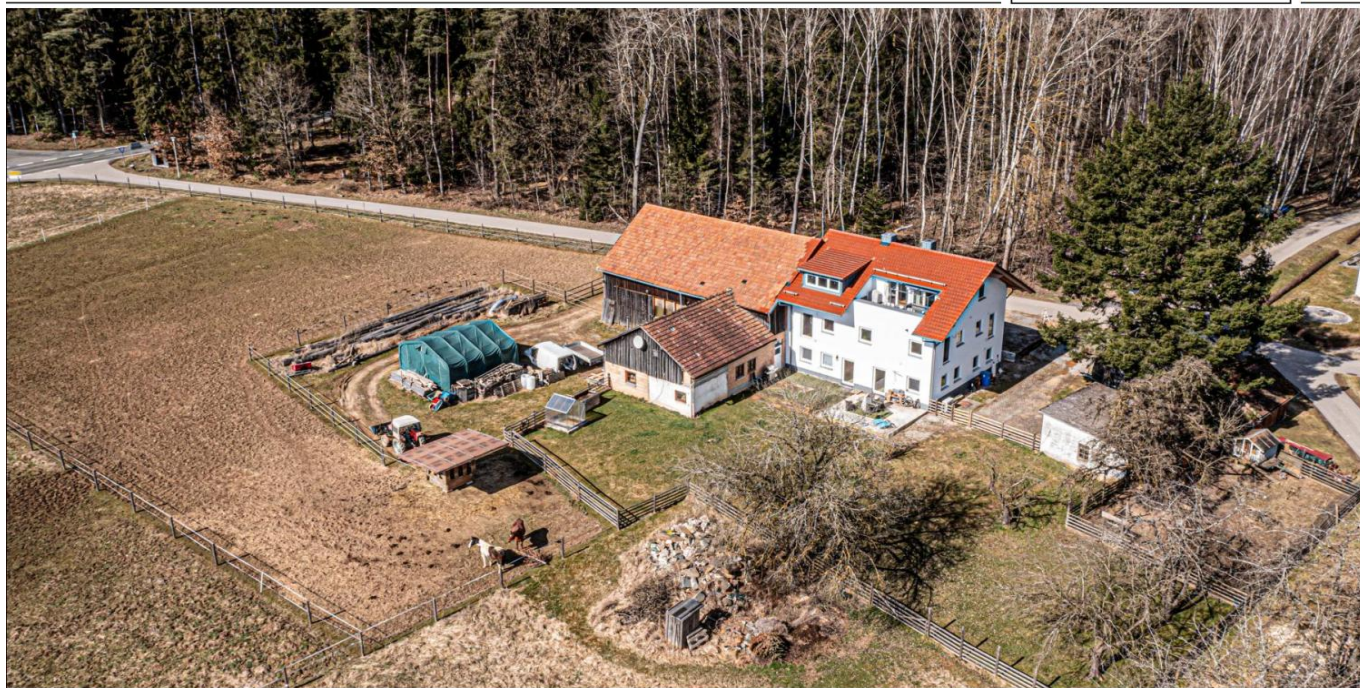


Treffelstein

# Two-family house for keeping animals and horses

*Property ID: 25201026*[www.von-poll.com](http://www.von-poll.com)

**PURCHASE PRICE: 880.000 EUR • LIVING SPACE: ca. 272 m<sup>2</sup> • ROOMS: 7 • LAND AREA: 16.833 m<sup>2</sup>**

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## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | 25201026    |
| Living Space         | ca. 272 m²  |
| Roof Type            | Gabled roof |
| Rooms                | 7           |
| Bedrooms             | 5           |
| Bathrooms            | 3           |
| Year of construction | 2020        |
| Type of parking      | 2 x Garage  |

|                     |                                                                           |
|---------------------|---------------------------------------------------------------------------|
| Purchase Price      | 880.000 EUR                                                               |
| Commission          | Käuferprovision beträgt 2,38 % (inkl. MwSt.) des beurkundeten Kaufpreises |
| Construction method | Solid                                                                     |
| Usable Space        | ca. 250 m²                                                                |
| Equipment           | Terrace, Fireplace, Garden / shared use, Built-in kitchen, Balcony        |

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## Energy Data

|                                |                        |                                                      |                                |
|--------------------------------|------------------------|------------------------------------------------------|--------------------------------|
| Type of heating                | Underfloor heating     | Energy Certificate                                   | Energy consumption certificate |
| Energy Source                  | Air-to-water heat pump | Final energy consumption                             | 54.60 kWh/m²a                  |
| Energy certificate valid until | 06.09.2032             | Energy efficiency class                              | B                              |
| Power Source                   | Electric               | Year of construction according to energy certificate | 2021                           |



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## The property



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## The property





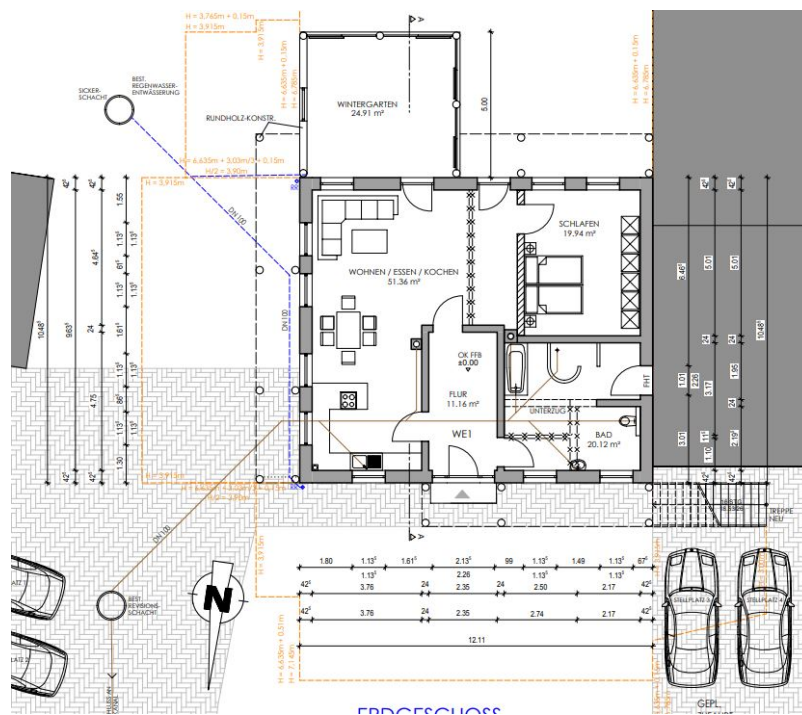
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## The property



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## Floor plans







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## A first impression

Here, your dreams come true! On a plot of approximately 17,000 square meters, you can enjoy modern and spacious living, practice species-appropriate animal and horse husbandry, establish a self-sufficient lifestyle, and pursue your hobbies – such as DIY projects. The house, first occupied in 2020 and 2022 respectively, offers ample space for a large family: The ground floor, spanning approximately 108 square meters, features an open-plan kitchen/living and dining area with a modern kitchen and wood-burning stove, a bedroom, and a spacious bathroom with a walk-in shower. The foundation slab for a building permit-approved conservatory adjoining the living area, measuring approximately 25 square meters, has already been laid and is currently used as a terrace accessible from the living area. From the bathroom, you can reach the stables directly and without getting wet, passing a storage room and the utility room. Accessible via a separate external staircase, the maisonette apartment on the upper floor offers ample space for a large family. This floor features four bedrooms and a comfortable spa area with a bathtub and walk-in shower. A modern oak staircase leads directly to the light-filled living room on the next floor. This room boasts a three-sided glass-enclosed fireplace, perfect for cozy winter evenings, and a rooftop terrace for enjoying the outdoors. A modern, fully equipped kitchen with an adjoining dining area completes the layout. A guest toilet with shower and a storage room round out the living space on this floor. Heating on the ground floor is provided by a wood-burning stove (a Bruno Romantik mini wood-burning stove with a 9 kW heating output), an air conditioning unit with a heating function, and electric underfloor heating in the bathroom. Hot water on the ground floor is supplied by a dedicated heat pump. On the upper and attic floors, heat for both the rooms and domestic hot water is generated by an air-source heat pump (underfloor heating). There is also an air conditioning unit on each floor. The outbuildings, with a gross floor area of approximately 250 sq m, comprise the following: Stables: - Log-built horse barn for 4 large horses and feed storage (feed supplier can be retained) - Heated drinking troughs - Hot and cold water pipes for a horse shower or similar already installed - Preparation for a toilet on the upper floor of the barn (sewer, hot and cold water pipes, and conduits for electricity) Workshop: 2 storage rooms Other: - Double garage (new roof panels already in place - installation still needs to be carried out) - Large pasture area of approximately 14,000 sq m - The entire property is fenced (wildlife fence for sheep and 3 electric fences for horses) - Spacious covered hay rack in the pasture (holds one round bale of hay for 24/7 feeding) - Poultry enclosure completely enclosed with double-wire mesh panels - 2 poultry houses - Mature fruit trees (Swiss apple, sweet cherry, etc.) Newly planted house plum trees and chestnut trees - drinking water via public water supply - private well on the property - connection to the public sewer. Some finishing work is still required in the



house; most of the materials for this are already available.

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## Details of amenities

Auf Anfrage können Sie dieses Objekt vorab in einem 360 Grad Panoramadurchgang besichtigen - und das ganz bequem von zu Hause aus!

Hochwertiger Neubau mit folgender Ausstattung:

- Thermoziegel mit einer Wandstärke von gesamt rd. 48 cm incl. Putz
- Kunststofffenster mit 3-fach Verglasung
- Klimaanlage mit Heizfunktion im EG; Klimagerät für Wintergarten bereits vorhanden
- Warmwasserbereitung im EG mit eigener Warmwasserwärmepumpe
- Kaminofen sowohl im EG als auch im DG
- Fußbodenheizung im OG und DG mit Wärmepumpenheizung Voß
- 2 moderne Küchen (im EG mit Gaskochfeld) mit gehobener Ausstattung
- hochwertige Holzfußböden und Sanitärausstattung
- Treppe Eiche massiv vom OG ins DG mit integriertem Einbauschränk
- Vorrüstung für Außenrollos im OG und DG: Rollosteuierung bereits komplett verbaut
- jeweils 1 Klimagerät im OG und DG
- eigener Brunnen sowie öffentliche Wasserversorgung

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## All about the location

Der Weiler Zweifelhof liegt etwa zwei Kilometer südlich von Treffelstein; in nordöstlicher Richtung befindet sich der Silbersee mit Badestellen und einem ausgebauten Rundwanderweg.

In Treffelstein gibt es einen Bäcker, einen Metzger, einen derzeit in Planung befindlichen Dorfladen sowie einen Kindergarten. Die Grundschule befindet sich im ca. 5 km entfernten Tiefenbach.

Umfangreiche Einkaufsmöglichkeiten, medizinische Versorgung, Mittelschule, Realschule, Berufsschule und die Technikerschule für erneuerbare Energien finden Sie im ca. 10 km entfernten Waldmünchen.

Weitere Entfernungen:

- ca. 28 km Kreisstadt Cham
- ca. 70 km Regensburg
- ca. 75 km Straubing
- ca. 80 km Pilsen/CZ
- ca. 85 km Deggendorf



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## Other information

Es liegt ein Energieverbrauchsausweis vor.

Dieser ist gültig bis 6.9.2032.

Endenergieverbrauch beträgt 54.60 kwh/(m<sup>2</sup>\*a).

Wesentlicher Energieträger der Heizung ist Luft/wasser Wärmepumpe.

Das Baujahr des Objekts lt. Energieausweis ist 2021.

Die Energieeffizienzklasse ist B.

Property ID: 25201026 - 93492 Treffelstein

## 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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