

Bogen

Cozy detached house with granny flat

Property ID: 24201048



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PURCHASE PRICE: 389.900 EUR • LIVING SPACE: ca. 238 m² • ROOMS: 9 • LAND AREA: 590 m²

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At a glance

Property ID	24201048	Purchase Price	389.900 EUR
Living Space	ca. 238 m²	Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Roof Type	Gabled roof		
Rooms	9		
Bedrooms	6		
Bathrooms	2	Condition of property	Well-maintained
Year of construction	1963	Construction method	Solid
Type of parking	1 x Garage	Equipment	Terrace, Built-in kitchen

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Energy Data

Type of heating	Central heating	Energy Certificate	Energy consumption certificate
Energy Source	Gas	Final energy consumption	141.10 kWh/m²a
Energy certificate valid until	17.05.2034	Energy efficiency class	E
Power Source	Gas	Year of construction according to energy certificate	2001

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The property



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A first impression

This charming detached house with a separate apartment offers ample space for one or two families on a total living area of 238 m² and a plot of approximately 590 m². Built in 1963 and extended in 1983, the house features a total of nine rooms, including six bedrooms and two bathrooms. The approximately 88 m² separate apartment on the top floor provides additional living space. The spacious entrance halls on both the ground and top floors create a welcoming atmosphere and lend the house an open feel. Central heating ensures comfortable warmth during the colder months and contributes to the overall cozy ambiance. The property also includes a shed, a single garage, and a photovoltaic system for sustainable energy. The beautifully landscaped garden features a covered seating area, perfect for enjoying barbecues with family and friends or relaxing on warm summer evenings. The house is centrally located yet in a quiet area. Shops, schools, and public transport are all within easy walking distance. The surrounding area also offers numerous leisure and recreational opportunities. Overall, this property offers excellent value for money and is ideal for families looking for a spacious home in a pleasant environment. Arrange a viewing today and see for yourself the advantages of this property.

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Details of amenities

- Schuppen
- Einzelgarage
- Photovoltaikanlage 2,24 kwp
- Garten mit überdachter Sitzecke
- Einliegerwohnung im Dachgeschoss

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All about the location

Bogen liegt in der Region Donau-Wald an der Donau, am Bogenbach und am Fuß des Bayerischen Walds.

Zum Bundesland Bayern gehörender Regierungsbezirk Niederbayern, im Landkreis Straubing-Bogen, befindet sich die Stadt Bogen.

Durch die B 20 ist eine schnelle Anbindung an die Autobahn Richtung Regensburg oder Passau gewährleistet, ebenso lässt sich die Autobahn Richtung München über die Anschlussstelle Landau a. d. Isar zügig erreichen.

In der Nähe und zu Fuß zu erreichen:

- Restaurants
- Schulen
- Kindergärten
- Lebensmittelgeschäfte
- Ärzte

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Other information

Es liegt ein Energieverbrauchsausweis vor.

Dieser ist gültig bis 17.5.2034.

Endenergieverbrauch beträgt 141.10 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Gas.

Das Baujahr des Objekts lt. Energieausweis ist 2001.

Die Energieeffizienzklasse ist E.

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Contact partner

For further information, please contact your contact person:

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