

Hochstadt am Main - Lichtenfels

#RESERVED# Dream House

Property ID: 25214001



PURCHASE PRICE: 710.000 EUR • LIVING SPACE: ca. 170 m² • ROOMS: 5 • LAND AREA: 1.173 m²

Property ID: 25214001 - 96272 Hochstadt am Main - Lichtenfels

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

Property ID: 25214001 - 96272 Hochstadt am Main - Lichtenfels

At a glance

Property ID	25214001	Purchase Price	710.000 EUR
Living Space	ca. 170 m ²	Commission	Käuferprovision beträgt 2,98 % (inkl. MwSt.) des beurkundeten Kaufpreises
Rooms	5		
Bedrooms	3		
Bathrooms	2		
Year of construction	2019	Condition of property	Like new
Type of parking	2 x Garage	Equipment	Terrace, Guest WC, Fireplace, Built-in kitchen

Property ID: 25214001 - 96272 Hochstadt am Main - Lichtenfels

Energy Data

Type of heating	Central heating	Energy Certificate	Energy demand certificate
Energy Source	Electricity	Final Energy Demand	26.00 kWh/m ² a
Energy certificate valid until	08.03.2031	Energy efficiency class	A+
Power Source	Air-to-water heat pump	Year of construction according to energy certificate	2019

Property ID: 25214001 - 96272 Hochstadt am Main - Lichtenfels

The property



Property ID: 25214001 - 96272 Hochstadt am Main - Lichtenfels

The property



Property ID: 25214001 - 96272 Hochstadt am Main - Lichtenfels

The property



Property ID: 25214001 - 96272 Hochstadt am Main - Lichtenfels

The property



Property ID: 25214001 - 96272 Hochstadt am Main - Lichtenfels

The property



Property ID: 25214001 - 96272 Hochstadt am Main - Lichtenfels

The property



Property ID: 25214001 - 96272 Hochstadt am Main - Lichtenfels

The property



Property ID: 25214001 - 96272 Hochstadt am Main - Lichtenfels

The property



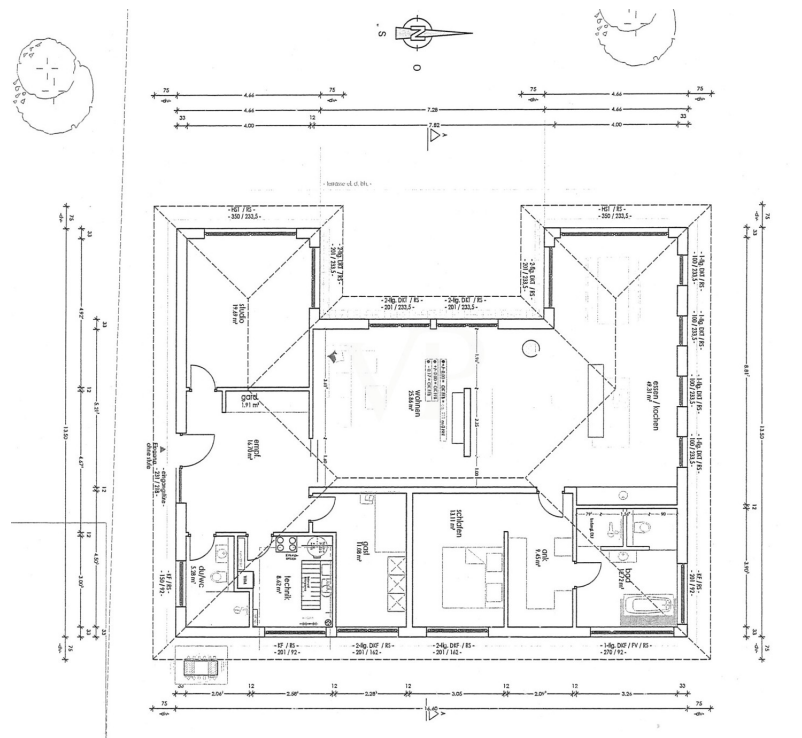
Property ID: 25214001 - 96272 Hochstadt am Main - Lichtenfels

The property



Property ID: 25214001 - 96272 Hochstadt am Main - Lichtenfels

Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

Property ID: 25214001 - 96272 Hochstadt am Main - Lichtenfels

A first impression

This newly built property is situated in an idyllic rural setting. You'll be captivated by the stylish elegance and open-plan living space of this bungalow. Two bedrooms have en-suite bathrooms, and one also features a spacious dressing room. Floor-to-ceiling windows and ceilings approximately 2.70 meters high create a generous sense of space and a high level of comfort. Enjoy your green oasis and spend relaxing hours on the sunny terrace. Highlights: * Open-plan living space * Generous, floor-to-ceiling windows * Venetian blinds on almost all windows * High-quality flooring * Generous ceiling height (approx. 2.70 m) * Stylish fitted kitchen with island * Luxurious bathroom fixtures, two bathrooms * Guest toilet * Two to three bedrooms * Office/guest room * Glass-enclosed fireplace * Barrier-free living space * Storage space in the attic * Underfloor heating * Photovoltaic system with battery storage * KfW Efficiency House 55 * Air source heat pump with cooling function * Double garage * Southwest-facing terrace * Spacious plot with elegant landscaping * Fantastic panoramic views

Property ID: 25214001 - 96272 Hochstadt am Main - Lichtenfels

All about the location

Die Immobilie befindet sich in einem ruhigen Ortsteil von Hochstadt am Main.

Hochstadt am Main liegt im bayerischen Regierungsbezirk Oberfranken, zwischen Lichtenfels, Kronach, Kulmbach und Coburg. Sie gehört zum Landkreis Lichtenfels.

Die Gemeinde ist über die Bundesstraßen B289 bzw. 173/303 erschlossen.

Es sind ein Allgemeinarzt, Apotheken und soziale Dienste vorhanden.

Zahlreiche Einkaufsmärkte in den angrenzenden Gemeinden ermöglichen eine gute lokale Versorgung.

Property ID: 25214001 - 96272 Hochstadt am Main - Lichtenfels

Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 8.3.2031.

Endenergiebedarf beträgt 26.00 kWh/(m²*a).

Wesentlicher Energieträger der Heizung ist Strom.

Das Baujahr des Objekts lt. Energieausweis ist 2019.

Die Energieeffizienzklasse ist A+.

Property ID: 25214001 - 96272 Hochstadt am Main - Lichtenfels

Contact partner

For further information, please contact your contact person:

Alexander J. N. Petrich

Judengasse 18, 96450 Coburg

Tel.: +49 9561 - 79 53 83 0

E-Mail: coburg@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com