

Oschersleben

City villa with exclusive elegance and timeless features

Property ID: 25156011



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PURCHASE PRICE: 890.000 EUR • LIVING SPACE: ca. 250 m² • ROOMS: 6 • LAND AREA: 1.340 m²

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At a glance

Property ID	25156011	Purchase Price	890.000 EUR
Living Space	ca. 250 m ²	Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Roof Type	Mansard roof	Modernisation / Refurbishment	2018
Rooms	6	Condition of property	Modernised
Bedrooms	4	Construction method	Solid
Bathrooms	4	Equipment	Terrace, Guest WC, Swimming pool, Fireplace, Built-in kitchen
Year of construction	1924		
Type of parking	4 x Outdoor parking space, 2 x Garage		

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Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy consumption certificate
Energy Source	Light natural gas		
Energy certificate valid until	16.01.2035	Final energy consumption	103.00 kWh/m ² a
Power Source	Gas	Energy efficiency class	D
		Year of construction according to energy certificate	2018

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The property



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The property



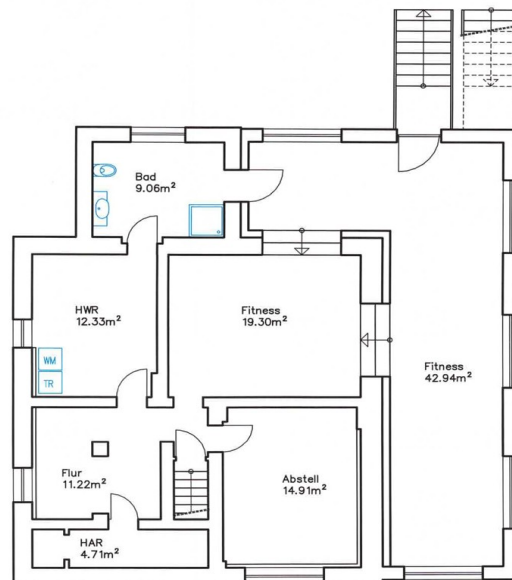
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The property



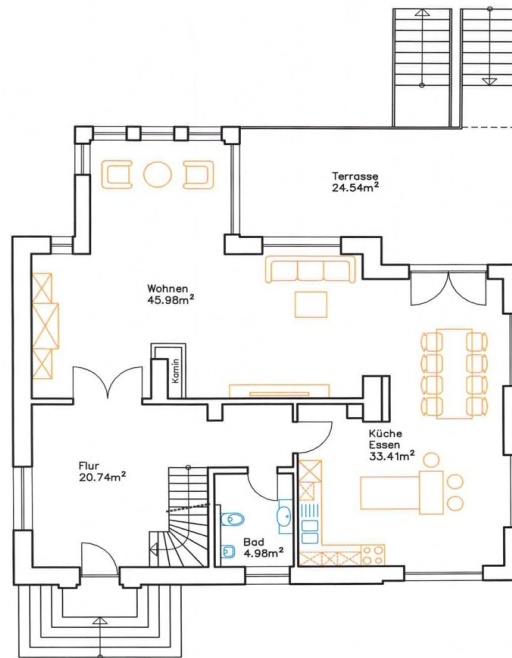
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Floor plans

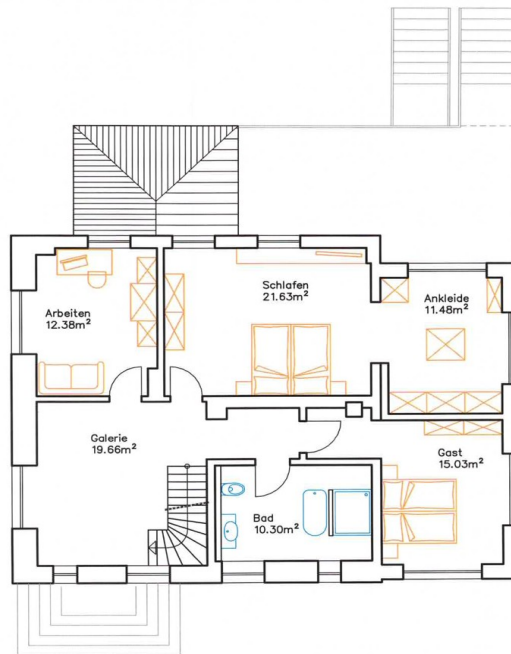


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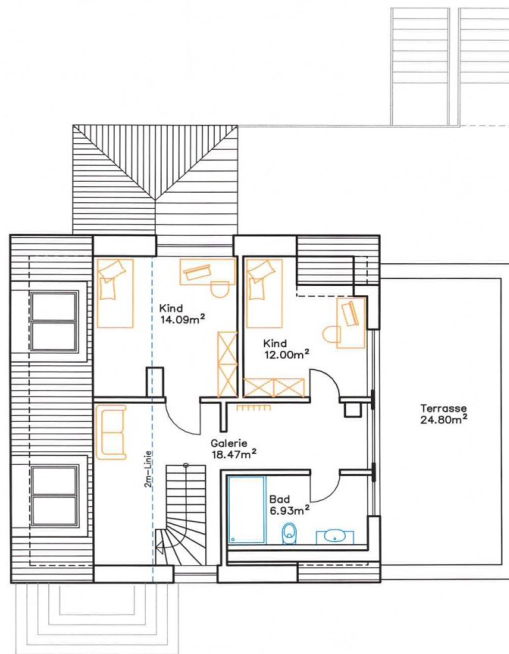
Wohnhaus in Oschersleben

**ERDGESCHOSS**

Wohnhaus in Oschersleben

**OBERGESCHOSS**

Wohnhaus in Oschersleben



DACHGESCHOSS

Wohnhaus in Oschersleben

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.

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A first impression

Townhouse with exclusive features and state-of-the-art technology. This exclusive townhouse offers everything your heart desires on approximately 250 m² of living space and a generous plot of approximately 1340 m². Built in 1924, the property was completely modernized in 2018 and presents itself in a first-class, modernized condition. All aspects of a comprehensive renovation were addressed, including the replacement of windows, the roof, and an extension. The high-quality fixtures and fittings promise a comfortable living experience. The house has a total of six rooms, including four spacious bedrooms and four stylishly appointed bathrooms. Underfloor heating provides pleasant warmth in all rooms and underscores the modern living comfort. The fitted kitchen is equipped with high-end Miele appliances, including a range, a steam oven, and a wine refrigerator, and its kitchen island offers ample space for culinary creations. A particular highlight is the freestanding designer bathtub by Victoria+Albert, which adds a special touch to one of the bathrooms. High-quality, custom-made features such as all-glass doors contribute to the exclusive ambiance. A fireplace invites you to cozy evenings during the cooler months, while the Busch-Jaeger smart home system with its BUS system provides flexible control of lighting, heating, and security. The outdoor area is every bit as impressive as the interior. The 8x4 meter pool with a salt electrolysis system, counter-current system, and water feature offers refreshment and relaxation. An electric pool cover ensures safety. A pool house provides added comfort, and a heat pump efficiently heats the water. The lovingly landscaped garden with a greenhouse, barbecue area, and private well invites you to linger and offers a variety of design possibilities. Additional features include a central vacuum system on each floor and a laundry chute, simplifying everyday life. Patio heaters and electronic sunshades extend the living space outdoors in any weather. Aluminum exterior blinds provide protection and privacy. The roof tiles and zinc cladding on the dormers also attest to the high construction quality. If you're

looking for a house that combines modern amenities with tasteful architecture, then this detached house offers the ideal setting. Arrange a viewing appointment and see for yourself the quality and comfort of this property.

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Details of amenities

- + Einbauküche (inkl. Miele Herd, Miele Dampfgerar, Weinkühlschränk)
- + Kücheninsel
- + freistehende, designer Badewanne von victoria+albert
- + masgefertigte Ganzglastüren
- + Zentralstaubsauger in jeder Etage
- + Wäscheschacht
- + Kamin
- + Smart Home von Busch-Jaeger
- + Bus System
- + Terrassenheizstrahler
- + elektr. Sonnenschutz
- + Alu Aussenjalousien
- + 8x 4m Pool auf Salzelektrolyseanlage
- + Gegenstromanlage
- + Wasserspiel
- + elektr. Poolabdeckung
- + Poolhaus
- + Wärmepumpe
- + Gewächshaus
- + Grillplatz
- + Brunnen
- + Biberschwanzbedachung
- + Gaubenbereich- Zinkblechverkleidung
- + 1 Doppelgarage
- + 1 Garage
- + 4 Stellplätze im Aussenbereich

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All about the location

Oschersleben ist mit 19885 Einwohnern die bevölkerungsreichste Stadt im Landkreis Börde in Sachsen-Anhalt. Die Stadt verfügt über eine sehr gute Infrastruktur, von Schulen über Banken bis hin zu Einkaufsmöglichkeiten ist alles zentral gelegen.

Die Stadt liegt inmitten der Magdeburger Börde.

Bekannt wurde Oschersleben durch die 1997 erbaute Motorsport Arena Oschersleben. Auf dieser Rennstrecke wurden schon viele nationale und internationale Rennen ausgetragen. Diese einzigartige Immobilie liegt in einer sehr ruhigen Seitenstraße.

Die Autobahnen A2 und A14 sind jeweils nur 30 Autominuten entfernt.

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Other information

Es liegt ein Energieverbrauchsausweis vor.

Dieser ist gültig bis 16.1.2035.

Endenergieverbrauch beträgt 103.00 kWh/(m²*a).

Wesentlicher Energieträger der Heizung ist Erdgas leicht.

Das Baujahr des Objekts lt. Energieausweis ist 2018.

Die Energieeffizienzklasse ist D.

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Contact partner

For further information, please contact your contact person:

Heike Hoffmann

Domplatz 11A, 39104 Magdeburg

Tel.: +49 391 - 50 38 018 0

E-Mail: magdeburg@von-poll.com

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