

Breuna

Family dream in half-timbered style – House in need of renovation with a large plot of land

Property ID: 25099014



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PURCHASE PRICE: 249.000 EUR • LIVING SPACE: ca. 250,4 m² • ROOMS: 10 • LAND AREA: 1.237 m²

Property ID: 25099014 - 34479 Breuna

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

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At a glance

Property ID	25099014
Living Space	ca. 250,4 m ²
Roof Type	Gabled roof
Rooms	10
Bedrooms	4
Bathrooms	3
Year of construction	1900
Type of parking	2 x Outdoor parking space, 2 x Garage

Purchase Price	249.000 EUR
Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Modernisation / Refurbishment	2020
Condition of property	In need of renovation
Equipment	Terrace, Guest WC, Fireplace, Garden / shared use, Built-in kitchen

Property ID: 25099014 - 34479 Breuna

Energy Data

Type of heating	Central heating	Energy Certificate	Energy demand certificate
Energy Source	Light natural gas	Final Energy Demand	272.40 kWh/m²a
Energy certificate valid until	19.05.2035	Energy efficiency class	H
Power Source	Gas	Year of construction according to energy certificate	1900

Property ID: 25099014 - 34479 Breuna

The property



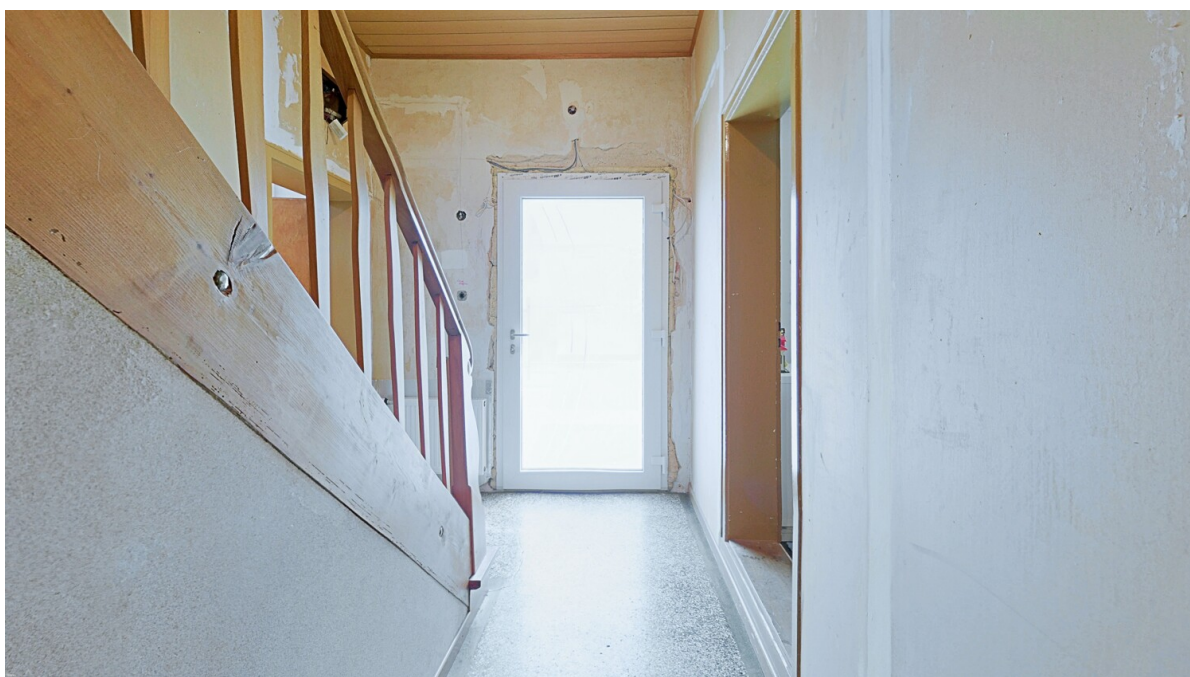
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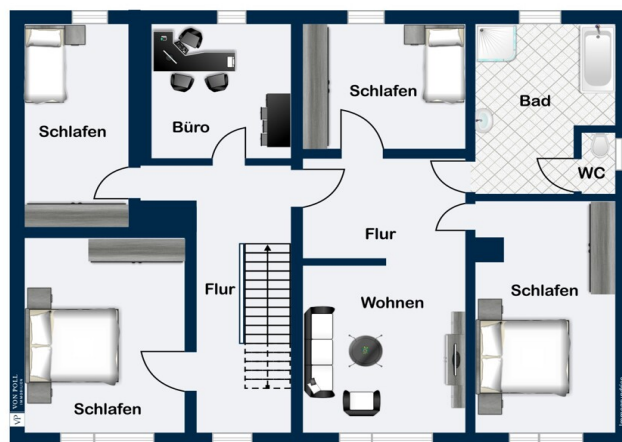
The property

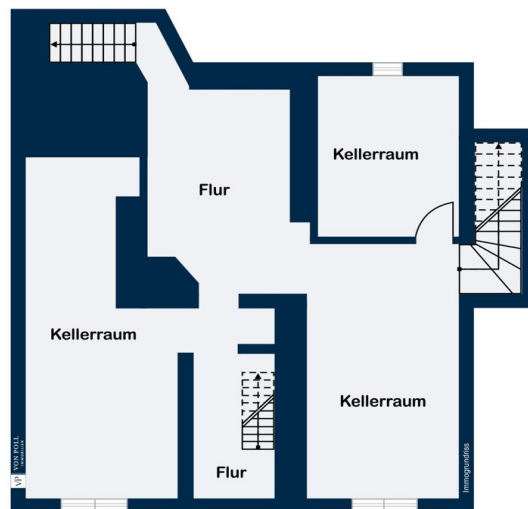


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Floor plans







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.

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A first impression

For sale is a charming half-timbered house dating back to 1900, offering a spacious and family-friendly living experience on a plot of approximately 1,237 m². With a living area of around 250.4 m² and a total of 10 rooms, this property presents a highly versatile living concept, offering attractive options for both large families and discerning owner-occupiers. This detached house, which requires renovation, combines historical character with significant modernizations already completed: In 2020, a new gas heating system was installed, modern electrical, water, and heating systems were fitted on the ground floor, and all windows were replaced. The ground floor, extending to the garage, is equipped with a two-wire network cable. Furthermore, the modern photovoltaic system with a peak output of 5.8 kW and the 5 kW battery storage system offer the opportunity to sustainably reduce energy costs while benefiting from an environmentally friendly power supply. These measures provide a solid foundation for further renovations tailored to your individual living style. The moment you step inside, you'll feel the special charm that characterizes half-timbered houses. The ground floor offers a bright and spacious layout. The cozy eat-in kitchen with a modern fitted kitchen (optional) invites you to cook and socialize together, while the adjacent separate dining room is perfect for family meals and convivial evenings. Large windows provide plenty of natural light and a pleasant view of the expansive garden. A particular highlight is the playroom on the ground floor – here, children can let off steam while you entertain your guests in the adjoining living area. Additionally, a traditional wood-burning stove in the living room creates a particularly cozy atmosphere on cooler days. In total, there are four comfortable bedrooms and three bathrooms, ensuring ample privacy and retreats for all residents. The wooden beams on the upper floor lend the rooms a pleasant, rustic character and offer plenty of potential for creative design ideas. The existing cat enclosure and the spacious grounds make this home ideal for cat lovers. The garden offers a variety of possibilities for nature enthusiasts and animal lovers. The large terrace is the perfect place to spend time together on sunny days, barbecue, or simply enjoy the view of the surrounding greenery. Two garages and two additional parking spaces offer ample parking for your vehicles, as well as space for bicycles, garden equipment, and more. The house has been continuously maintained over the years, and further renovations can be carried out according to your own preferences. The solid construction and modernizations in key areas provide an excellent foundation for this. Let yourself be inspired by the possibilities of this timber-framed house and design your living space exactly as you envision it. Arrange a viewing appointment now and discover the potential of this historic home for your family!

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Details of amenities

- Fachwerkhaus um ca.1900
- teilsanierungsbedürftig
- moderne Gasheizung von 2020
- Photovoltaikanlage mit 5,8 kW Nennleistung im Peak
- Stromspeicher mit 5 kW
- Isoglasfenster von 2020
- Satteldach
- Einbauküche von 2020 (optional)
- 10 Zimmer
- 4 Schlafzimmer
- 3 Badezimmer
- Kaminofen
- Keller
- Terrasse
- Garten
- 2 Stellplätze
- 2 Garagen

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All about the location

Breuna, eine charmante Gemeinde im Landkreis Kassel, vereint ländliche Idylle mit guter Erreichbarkeit. Umgeben von malerischen Wäldern, sanften Hügeln und weiten Feldern bietet der Ort die perfekte Balance zwischen Natur und moderner Infrastruktur. Wer hier wohnt, genießt Ruhe und Erholung – und ist dennoch bestens angebunden: Über die Autobahn A44 erreichen Sie Kassel in rund 20 Minuten, Paderborn in ca. 40 Minuten.

Besonders reizvoll ist der historische Ortskern von Breuna: Fachwerkhäuser, gepflegte Straßen und kleine Plätze verleihen dem Dorf einen besonderen Charme. Hier spielt sich das Leben ab – mit Einkaufsmöglichkeiten, Gastronomie, Dienstleistungen und Treffpunkten, die den Alltag angenehm gestalten und für eine hohe Wohnqualität sorgen.

Die Gemeinde bietet darüber hinaus eine gute Infrastruktur: ärztliche Versorgung, Kindertagesstätten und eine Grundschule sind direkt vor Ort. Ein aktives Vereinsleben, vielfältige Freizeitangebote sowie ein ausgebautes Rad- und Wanderwegenetz laden dazu ein, die Umgebung zu erkunden und Teil einer lebendigen Gemeinschaft zu werden.

Breuna überzeugt mit hoher Lebensqualität, freundlicher Nachbarschaft und einem attraktiven Umfeld für Familien, Paare und Ruhesuchende gleichermaßen. Wer die Nähe zur Stadt mit den Vorzügen eines naturnahen Wohnortes verbinden möchte, findet hier den idealen Lebensmittelpunkt.

Property ID: 25099014 - 34479 Breuna

Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 19.5.2035.

Endenergiebedarf beträgt 272.40 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Erdgas leicht.

Das Baujahr des Objekts lt. Energieausweis ist 1900.

Die Energieeffizienzklasse ist H.

Property ID: 25099014 - 34479 Breuna

Contact partner

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