

Trendelburg

Charming detached house in a natural setting

Property ID: 25099018



PURCHASE PRICE: 175.000 EUR • LIVING SPACE: ca. 140 m² • ROOMS: 6 • LAND AREA: 828 m²

Property ID: 25099018 - 34388 Trendelburg

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

Property ID: 25099018 - 34388 Trendelburg

At a glance

Property ID	25099018
Living Space	ca. 140 m²
Roof Type	Gabled roof
Rooms	6
Bedrooms	3
Bathrooms	2
Year of construction	1965
Type of parking	1 x Outdoor parking space, 2 x Garage

Purchase Price	175.000 EUR
Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Modernisation / Refurbishment	2019
Condition of property	Well-maintained
Construction method	Solid
Usable Space	ca. 83 m²
Equipment	Terrace, Guest WC, Garden / shared use, Built-in kitchen, Balcony

Property ID: 25099018 - 34388 Trendelburg

Energy Data

Energy Source	Electricity	Energy Certificate	Energy demand certificate
Energy certificate valid until	27.10.2034	Final Energy Demand	287.40 kWh/m²a
Power Source	Electric	Energy efficiency class	H
		Year of construction according to energy certificate	1965

Property ID: 25099018 - 34388 Trendelburg

The property



Property ID: 25099018 - 34388 Trendelburg

The property



Property ID: 25099018 - 34388 Trendelburg

The property



Property ID: 25099018 - 34388 Trendelburg

The property



Property ID: 25099018 - 34388 Trendelburg

The property



Property ID: 25099018 - 34388 Trendelburg

The property



Property ID: 25099018 - 34388 Trendelburg

The property



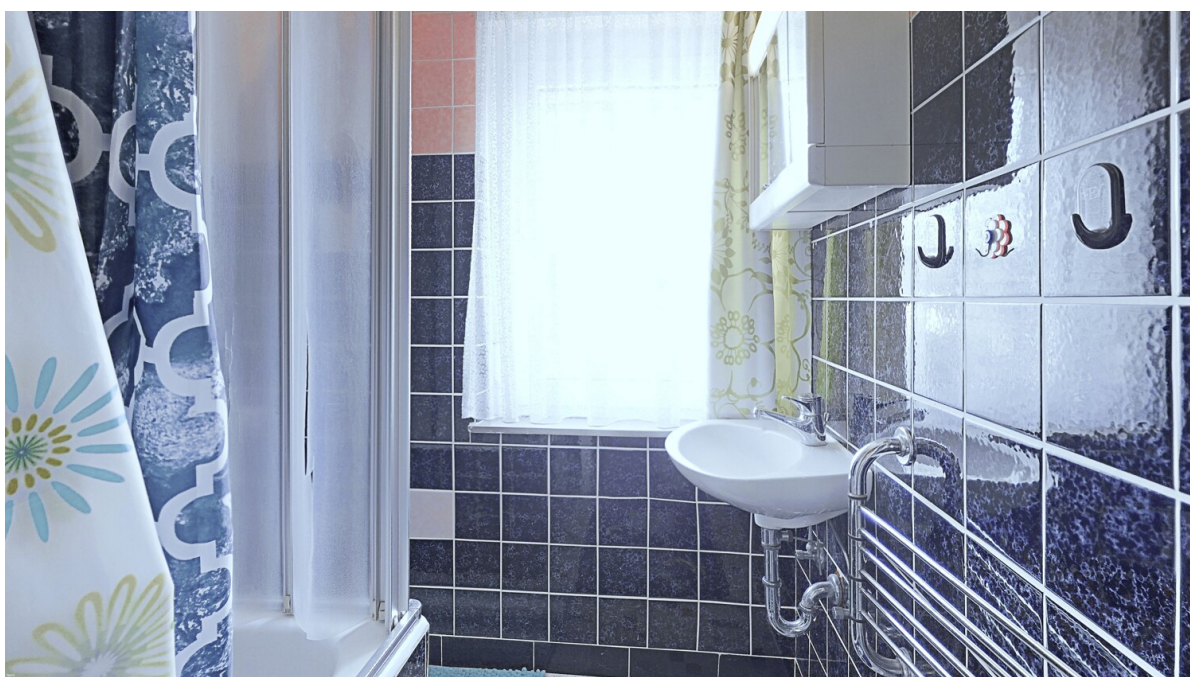
Property ID: 25099018 - 34388 Trendelburg

The property



Property ID: 25099018 - 34388 Trendelburg

The property



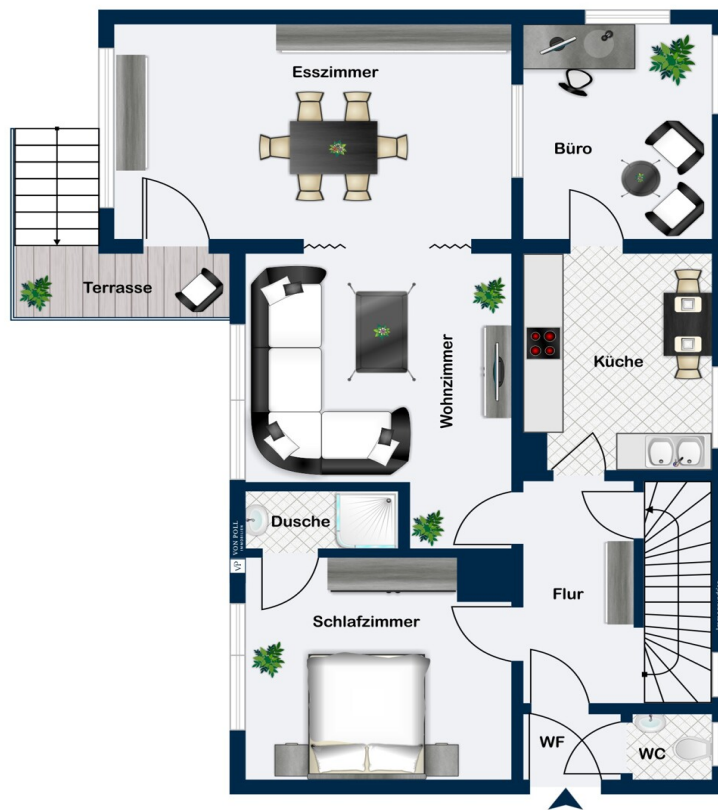
Property ID: 25099018 - 34388 Trendelburg

The property

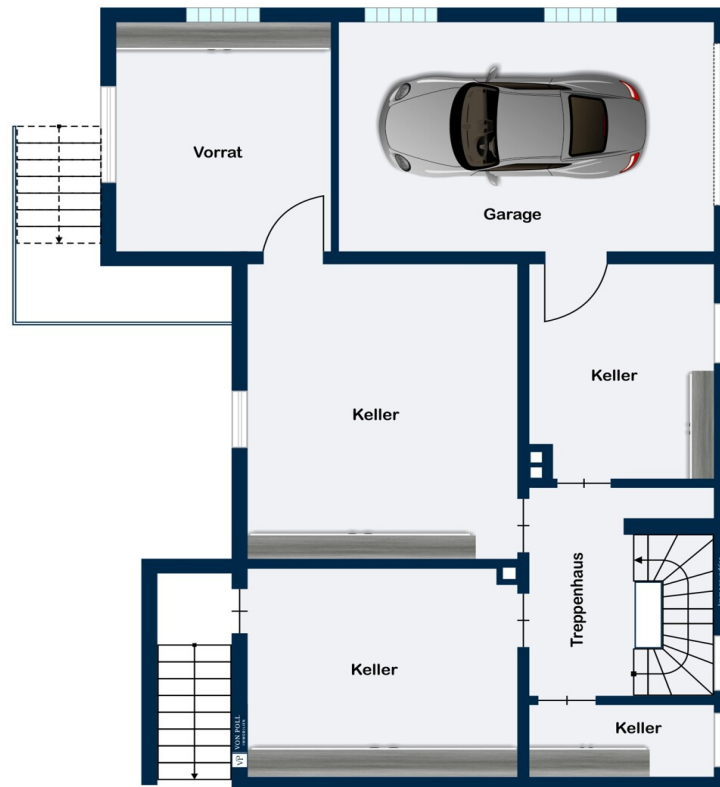


Property ID: 25099018 - 34388 Trendelburg

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: 25099018 - 34388 Trendelburg

A first impression

This well-maintained detached house, originally built in 1965, was extended in 1980 and now offers a generous living space of approximately 140 m² with plenty of room for personal expression. The timeless architecture combines solid functionality with a comfortable layout, appealing particularly to buyers who value a long-term home. Thanks to a recent modernization in 2019, the house is in excellent condition. Two garages are also located on the property, ensuring maximum mobility. The ground floor welcomes you with a pleasant entrance hall, from which all the main areas of the house can be accessed. The spacious living room invites you to relax and unwind. Large windows provide ample natural light. Real wood laminate flooring creates a warm and inviting atmosphere. The adjacent dining area offers ideal conditions for entertaining. The kitchen provides plenty of space for individual design options and is functionally laid out. One room on the ground floor is well-suited as a bedroom and includes a small ensuite bathroom with a shower. Upstairs, you'll find three bedrooms that can be used in a variety of ways – as a master bedroom, children's rooms, or a home office. The second bathroom on this floor features a bathtub and offers added comfort for families. Thanks to the well-designed layout, the living space is optimally utilized. The basement includes a laundry room with direct access to the garden. Also located in the basement is a guest room with natural light and heating, which can be used as a hobby room, as well as a storage room. The approximately 828 m² property offers ample outdoor space. There's plenty of room for garden enthusiasts, children to play, or simply relaxing outdoors. The possibilities are diverse and offer scope for individual preferences and needs. Additional features include electric heating and window blinds to ensure a comfortable indoor climate. The fixtures and fittings are simple yet well-maintained, leaving room for personal modernization and customization. Some of the floors are finished with real wood laminate, which is not only easy to care for but also durable. The road and sewer system were completely renovated in 2023. The connection fees for the development have already been paid. A fiber optic connection is available to the property – ideal for modern living. The immediate surroundings are characterized by established residential buildings and a quiet neighborhood. Shopping facilities, schools, and other amenities for daily needs are easily accessible. Public transportation connections are also available. The detached house has been continuously maintained and is in excellent condition. It is particularly suitable for families or couples who value spacious living and a large plot of land. Please feel free to arrange a viewing appointment to see the possibilities for yourself.

Property ID: 25099018 - 34388 Trendelburg

Details of amenities

- 2 Garagen
- Stellplatz
- 2 Badezimmer
- Wasserfilter
- Glasfaser liegt bis zum Grundstück an
- Gäste WC
- Einbauküche
- Balkon
- Terrasse
- Waschkeller
- Hobbyraum/Gästezimmer
- Garten
- Straße, Kanalisation, Leitungen etc. alles in 2023 neu gemacht

Property ID: 25099018 - 34388 Trendelburg

All about the location

Leben, wo andere Urlaub machen – Ruhige Wohnlage in naturnaher Umgebung

Willkommen in Trendelburg, einer charmanten Kleinstadt im Landkreis Kassel, die durch ihre historische Atmosphäre, die landschaftlich reizvolle Lage im Naturpark Reinhardswald und ihre hohe Lebensqualität überzeugt. Die angebotene Immobilie befindet sich in einer ruhigen und familienfreundlichen Wohngegend – ideal für alle, die ein entspanntes Leben im Grünen suchen.

Trotz der naturnahen Umgebung ist die infrastrukturelle Anbindung komfortabel: Über die nahegelegene B83 erreicht man zügig die Städte Hofgeismar, Bad Karlshafen und Kassel. Der öffentliche Nahverkehr wird durch regelmäßige Busverbindungen ergänzt, die eine gute Erreichbarkeit auch ohne eigenes Auto sicherstellen.

Familienfreundlich präsentiert sich Trendelburg mit einer Grundschule und mehreren Kindertagesstätten direkt vor Ort. Weiterführende Schulen befinden sich im nahegelegenen Hofgeismar und sind bequem mit dem Schulbus erreichbar. Einkaufsmöglichkeiten für den täglichen Bedarf – darunter Supermärkte, Bäcker, Apotheke und ärztliche Versorgung – sind im Stadtkern schnell erreichbar.

Auch in Sachen Freizeit und Erholung hat Trendelburg einiges zu bieten: Die historische Trendelburg, bekannt aus den Märchen der Brüder Grimm, dient als kulturelles Zentrum und Event-Location. Naturfreunde finden zahlreiche Wander- und Radwege, die sich durch die umliegenden Wälder und entlang der Diemel ziehen. Für Aktive und Familien stehen außerdem ein Freibad, Sportanlagen und ein vielfältiges Vereinsleben zur Verfügung.

Die Lage verbindet all diese Vorzüge: eine ruhige, grüne Umgebung mit einer soliden Infrastruktur und hohem Wohnkomfort. Eine ideale Adresse für Familien, Paare oder Ruhesuchende, die Wert auf Lebensqualität und ein naturnahes Umfeld legen.

Property ID: 25099018 - 34388 Trendelburg

Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 27.10.2034.

Endenergiebedarf beträgt 287.40 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Strom.

Das Baujahr des Objekts lt. Energieausweis ist 1965.

Die Energieeffizienzklasse ist H.

Property ID: 25099018 - 34388 Trendelburg

Contact partner

For further information, please contact your contact person:

Max Mattis

Wilhelmshöher Allee 322, 34131 Kassel

Tel.: +49 561 - 76 64 47 0

E-Mail: kassel@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com