

Göppingen / Bartenbach

## Bartenbach: 2-family house in a great location with a beautiful garden

*Property ID: 25120019*



**PURCHASE PRICE: 615.000 EUR • LIVING SPACE: ca. 226,12 m<sup>2</sup> • ROOMS: 7 • LAND AREA: 825 m<sup>2</sup>**

**Property ID: 25120019 - 73035 Göppingen / Bartenbach**

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## At a glance

|                      |               |                       |                                                                           |
|----------------------|---------------|-----------------------|---------------------------------------------------------------------------|
| Property ID          | 25120019      | Purchase Price        | 615.000 EUR                                                               |
| Living Space         | ca. 226,12 m² | House                 | Two-family house                                                          |
| Roof Type            | Gabled roof   | Commission            | Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises |
| Rooms                | 7             | Condition of property | Well-maintained                                                           |
| Bedrooms             | 5             | Construction method   | Solid                                                                     |
| Bathrooms            | 2             | Equipment             | Terrace, Guest WC, Garden / shared use, Built-in kitchen, Balcony         |
| Year of construction | 1962          |                       |                                                                           |
| Type of parking      | 2 x Garage    |                       |                                                                           |

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## Energy Data

|                                |                 |
|--------------------------------|-----------------|
| Type of heating                | Central heating |
| Energy Source                  | Oil             |
| Energy certificate valid until | 22.04.2034      |
| Power Source                   | Oil             |

|                                                      |                           |
|------------------------------------------------------|---------------------------|
| Energy Certificate                                   | Energy demand certificate |
| Final Energy Demand                                  | 168.70 kWh/m²a            |
| Energy efficiency class                              | F                         |
| Year of construction according to energy certificate | 1962                      |



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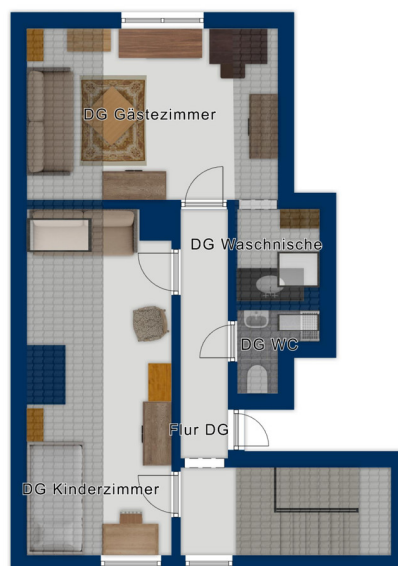
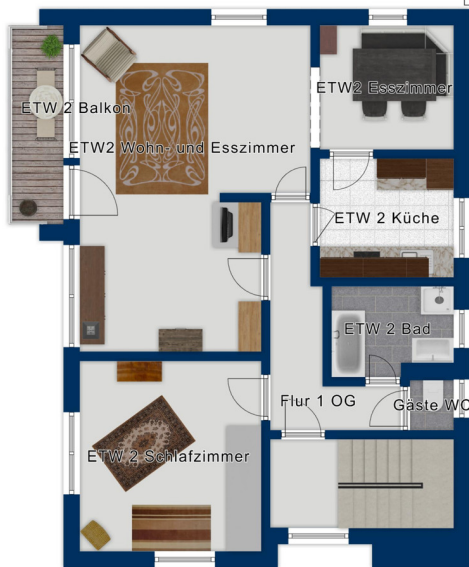
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## A first impression

For sale is a well-maintained two-family house, built in 1962, situated on a spacious plot of approximately 825 m<sup>2</sup>. With a living area of around 226.12 m<sup>2</sup>, this house offers versatile usage options and is ideal for large families or for renting out one floor. Two garages are included. The house features a well-designed layout: there are a total of seven rooms, including five spacious bedrooms that offer ample space for individual needs. Two bathrooms, modernized in 2013, further enhance living comfort. The solid wood parquet flooring creates a pleasant living environment. Several modernization measures have been carried out in recent years to bring the house up to date: in 2002, all windows were replaced with high-quality wood-aluminum windows with thermal insulation glazing. In 2010, comprehensive thermal insulation was installed on the facade, which not only contributes to energy efficiency but also creates a comfortable living environment. In 2017, the roof was replaced and insulated, and two new skylights were installed. These modernization measures guarantee a sound building structure and a well-maintained appearance. The house also has an active fiber optic connection, ensuring a fast and stable internet connection. With its two separate living units, the property offers flexible use. Whether you want to live in the entire house yourself or rent out one of the units, the possibilities are numerous. The layout of the living spaces allows for various living concepts: from family living to a combination of living and working under one roof. The basement contains several storage rooms, the laundry room, the oil tank, and a large, heated hobby room. From the basement, you also have direct access to the garden. The 825 m<sup>2</sup> plot is spacious, and the surrounding garden offers ample room for relaxing outdoors. You can design the garden according to your personal preferences and create your own individual retreat. Thanks to the mature trees, the garden is not visible from the street.

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## Details of amenities

Sehr gepflegtes 2 FH mit schönem Garten und 2 Garagen,  
sowie Glasfaseranschluss

**EG-Wohnung:**

**1 Wohn-Esszimmer mit Zugang zur Terrasse & Garten**

**2 Schlafzimmer**

**1 Küche**

**1 Badezimmer mit begehbbarer Dusche und Badewanne**

**1 WC**

**OG-Wohnung:**

**1 großes Wohn-Esszimmer mit Zugang zum Balkon**

**1 Schlafzimmer**

**1 Küche**

**1 Badezimmer mit Dusche und Badewanne**

**1 WC**

**DG:**

**2 weitere große Zimmer**

**1 Nische mit einem Waschbecken**

**1 WC**

**UG:**

**1 Hobbyraum**



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## All about the location

Die Umgebung bietet eine gute Anbindung an wichtige Verkehrswege sowie nahegelegene Einkaufsmöglichkeiten und Schulen, was die Lage besonders familienfreundlich macht. Die infrastrukturelle Anbindung ist gut, sodass sowohl das städtische Leben als auch Erholung in der umliegenden Natur ohne große Anfahrtswege möglich sind.

Göppingen ist nur wenige Fahrminuten entfernt.

Die Bushaltestelle ist nicht weit entfernt.

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## Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 22.4.2034.

Endenergiebedarf beträgt 168.70 kwh/(m<sup>2</sup>\*a).

Wesentlicher Energieträger der Heizung ist Öl.

Das Baujahr des Objekts lt. Energieausweis ist 1962.

Die Energieeffizienzklasse ist F.



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## Contact partner

**For further information, please contact your contact person:**

**Marcus Rippler**

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