

Göppingen / Bartenbach

Large terraced house in a popular location on the edge of the fields in Bartenbach

Property ID: 25120017



PURCHASE PRICE: 439.000 EUR • LIVING SPACE: ca. 170,54 m² • ROOMS: 5 • LAND AREA: 265 m²

Property ID: 25120017 - 73035 Göppingen / Bartenbach

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

Property ID: 25120017 - 73035 Göppingen / Bartenbach

At a glance

Property ID	25120017
Living Space	ca. 170,54 m ²
Roof Type	Gabled roof
Rooms	5
Bedrooms	4
Bathrooms	2
Year of construction	1979
Type of parking	1 x Outdoor parking space, 1 x Garage

Purchase Price	439.000 EUR
Commission	Käuferprovision beträgt 2,38 % (inkl. MwSt.) des beurkundeten Kaufpreises
Modernisation / Refurbishment	2000
Condition of property	Needs renovation
Construction method	Solid
Equipment	Terrace, Guest WC, Garden / shared use, Built-in kitchen, Balcony

Property ID: 25120017 - 73035 Göppingen / Bartenbach

Energy Data

Type of heating	Central heating	Energy Certificate	Energy demand certificate
Energy Source	Gas	Final Energy Demand	151.10 kWh/m²a
Energy certificate valid until	02.06.2035	Energy efficiency class	E
Power Source	Gas	Year of construction according to energy certificate	1979

Property ID: 25120017 - 73035 Göppingen / Bartenbach

The property



Property ID: 25120017 - 73035 Göppingen / Bartenbach

The property



Property ID: 25120017 - 73035 Göppingen / Bartenbach

The property



Property ID: 25120017 - 73035 Göppingen / Bartenbach

The property



Property ID: 25120017 - 73035 Göppingen / Bartenbach

The property



Property ID: 25120017 - 73035 Göppingen / Bartenbach

The property



Property ID: 25120017 - 73035 Göppingen / Bartenbach

The property



Property ID: 25120017 - 73035 Göppingen / Bartenbach

The property



Property ID: 25120017 - 73035 Göppingen / Bartenbach

The property



Property ID: 25120017 - 73035 Göppingen / Bartenbach

The property



Property ID: 25120017 - 73035 Göppingen / Bartenbach

The property



Property ID: 25120017 - 73035 Göppingen / Bartenbach

The property



Property ID: 25120017 - 73035 Göppingen / Bartenbach

The property



Property ID: 25120017 - 73035 Göppingen / Bartenbach

The property



Property ID: 25120017 - 73035 Göppingen / Bartenbach

A first impression

Located in a quiet, semi-detached house on the outskirts of Göppingen-Bartenbach, this property dates back to 1978. With approximately 170 m² of living space spread over three floors, it offers ample room for family life. The 265 m² plot, complete with a terrace, garden, garage, and an additional parking space, harmoniously complements the overall picture. The house is in a condition typical for its age. Accordingly, modern updates are planned for various areas, such as flooring, bathrooms, kitchen, and outdoor areas. To give you a better idea of the potential, the rooms have been virtually renovated and furnished using AI and labeled as a "living example." On the ground floor, in addition to the entrance hall, there is a guest WC, a separate kitchen, and an open-plan living and dining area with access to the covered terrace. From here, you can access the garden, which currently requires pruning and basic maintenance but offers plenty of potential for individual landscaping. An existing stairlift provides barrier-free access between the ground and upper floors. This can be easily removed at any time. Upstairs, there are two bright bedrooms and an additional room that can be used as an office, children's room, or guest room. Two of the rooms offer access to a balcony overlooking the greenery. The bathroom, with natural light, features a sink, toilet, shower, and bathtub, and retains the original style of the building. A true highlight is the converted attic. Here, a spacious studio apartment with its own kitchenette and a small en-suite bathroom has been created. The adjoining roof terrace makes this area an ideal retreat – whether for teenagers, guests, or as a creative workspace. In the basement, you will find three versatile storage rooms and a separate boiler room with an integrated laundry area. This house offers great potential and space for individual living ideas – ideal for families or couples who appreciate spacious living in a quiet location.

Property ID: 25120017 - 73035 Göppingen / Bartenbach

Details of amenities

In sehr guter Lage und mit tollem Blick von den Balkonen erwarten Sie:

- 5 Zimmer, Küche, Gäste WC und 2 Bäder verteilt auf 3 Etagen
- am Wohnzimmerfenster elektrische Rollläden
- elektrisch ausfahrbare Markise auf Terrasse
- vollständig unterkellert
- Heizraum mit integrierter Waschküche
- 2 Balkone, 1 Terrasse
- Garten
- 1 Garage + 1 Stellplatz
- sofort verfügbar

Property ID: 25120017 - 73035 Göppingen / Bartenbach

All about the location

Das Reihenmittelhaus befindet sich in ruhiger und gewachsener Wohnlage von Göppingen-Bartenbach – einem familienfreundlichen Stadtteil mit guter Infrastruktur. Einkaufsmöglichkeiten, Ärzte, eine Grundschule sowie Kindergärten sind bequem erreichbar.

Das Göppinger Stadtzentrum liegt nur wenige Fahrminuten entfernt.

Die nahegelegene Bushaltestelle ist nur wenige Gehminuten entfernt und verbindet Bartenbach direkt mit dem Göppinger ZOB.

Für Pendler ist die Lage ebenfalls attraktiv: Über die B10 gelangen Sie schnell auf die A8 und in die umliegenden Städte.

Gleichzeitig lädt die grüne Umgebung zu Spaziergängen und Freizeitaktivitäten im Freien ein – perfekt für alle, die stadtnah und dennoch naturnah wohnen möchten.

Property ID: 25120017 - 73035 Göppingen / Bartenbach

Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 2.6.2035.

Endenergiebedarf beträgt 151.10 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Gas.

Das Baujahr des Objekts lt. Energieausweis ist 1979.

Die Energieeffizienzklasse ist E.

Property ID: 25120017 - 73035 Göppingen / Bartenbach

Contact partner

For further information, please contact your contact person:

Marcus Rippler

Lorcher Straße 17, 73033 Göppingen

Tel.: +49 7161 - 60 673 0

E-Mail: goeppingen@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com