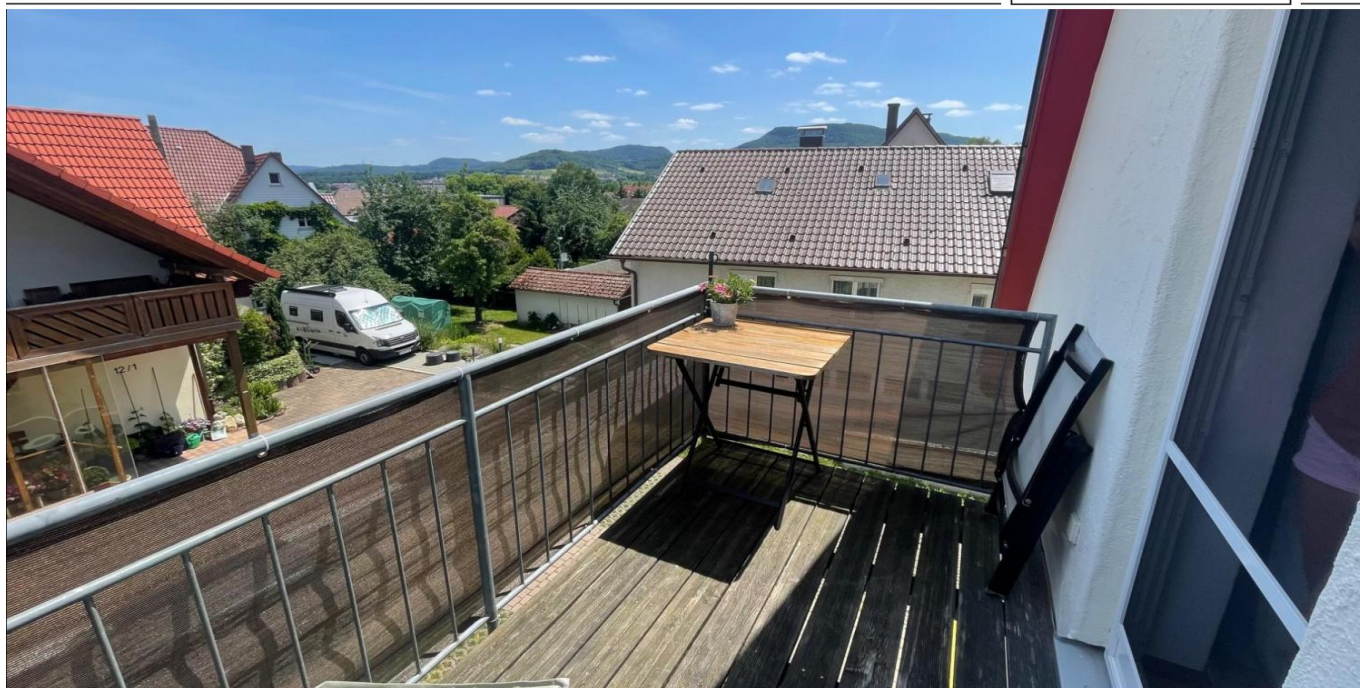


Heiningen

Attic apartment with half-timbered construction in the heart of Heiningen

Property ID: 25120020



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PURCHASE PRICE: 215.000 EUR • LIVING SPACE: ca. 70,43 m² • ROOMS: 2.5

Property ID: 25120020 - 73092 Heiningen

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Property ID: 25120020 - 73092 Heiningen

At a glance

Property ID	25120020
Living Space	ca. 70,43 m ²
Floor	2
Rooms	2.5
Bedrooms	1
Bathrooms	1
Year of construction	1900
Type of parking	1 x Outdoor parking space

Purchase Price	215.000 EUR
Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Modernisation / Refurbishment	2024
Condition of property	Well-maintained
Construction method	Solid
Equipment	Garden / shared use, Balcony

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Energy Data

Type of heating	Central heating	Energy Certificate	Energy consumption certificate
Energy Source	Light natural gas	Final energy consumption	74.30 kWh/m²a
Energy certificate valid until	11.03.2028	Energy efficiency class	B
Power Source	Gas	Year of construction according to energy certificate	1995

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The property



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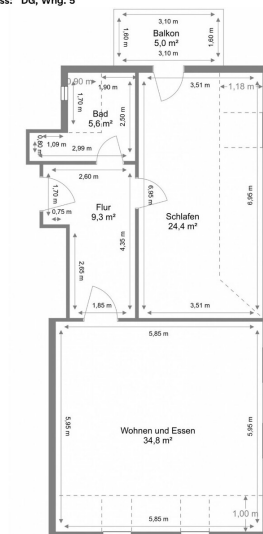


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The property

Grundrisse

Adresse: Hauptstr. 12, 73092 Heiningen
Geschoss: DG, Whg. 5



Seite 1

Datum: 01.09.2025

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A first impression

This well-maintained penthouse apartment, with approximately 70 square meters of living space, is located in the heart of Heiningen in a historic, characterful six-unit building dating back to 1900. A comprehensive renovation and conversion in 1995/1996 brought the property up to modern living standards. The result is a harmonious blend of historical architecture and contemporary living, fulfilling every requirement for comfort and functionality – particularly thanks to the charming timber framing, which lends the living spaces a particularly cozy atmosphere. The apartment boasts a central location in Heiningen, within a 30 km/h zone, offering excellent infrastructure and providing an attractive home for singles or couples. The thoughtfully designed and spacious layout begins with an inviting hallway, from which all main areas of the apartment are accessible. The cozy living room with an open-plan kitchen is the heart of the apartment; two soundproof windows were installed here in 2016. The open-plan layout and exposed timber beams accentuate the charm of the historic building and lend the room a pleasant atmosphere. The bedroom offers ample space for a double bed and a spacious wardrobe. From the bedroom, you have direct access to the balcony, providing an outdoor space right outside your door – perfect for enjoying your morning coffee or relaxing evenings with a magnificent view of the Swabian Alps. The bright bathroom features a shower, sink, and toilet. The light-colored tiles contribute to the pleasant ambiance. The skylight was also replaced in 2016. The garden behind the house is shared by the six apartments. The parking space, like the kitchen, is included in the purchase price, saving you the hassle of searching for parking in the city center. An attic, accessible from the living room and assigned to the apartment through a special right of use, offers additional storage space and could be converted into living space, as electrical wiring is already installed. A cellar room, which also includes a washing machine connection, completes the offering. If you're looking for a centrally located, well-equipped apartment in Heiningen that skillfully combines charm and modern amenities, then this property could be just right for you. The apartment is currently rented, which is why we don't have any recent photos in the listing. Viewings are, of course, possible.

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Details of amenities

Charmante DG-Wohnung mit Fachwerk:

- *offene Fachwerk-Balken
- *großes Wohn-Esszimmer mit offener Küche
- *großes Schlafzimmer mit Zugang zum Balkon
- *Tageslichtbad mit Dusche, Waschbecken und WC
- *Kellerraum mit Waschmaschinenanschluss
- *Dachboden zur alleinigen Nutzung
- *KfZ Stellplatz
- *gemeinschaftlicher Garten

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All about the location

Die zentrale Lage in Heiningen sorgt dafür, dass Sie alle Annehmlichkeiten des täglichen Lebens in unmittelbarer Nähe vorfinden.

Einkaufsmöglichkeiten, Restaurants, Cafés, Apotheke, Bank, Post und öffentliche Verkehrsmittel sind schnell erreichbar, was Ihnen eine hohe Lebensqualität verspricht.

In Heiningen haben Sie die Natur vor der Haustüre, die zu Spaziergängen oder Radtouren einlädt.

Kindergärten und Schulen sind fußläufig erreichbar.

In 10 Autominuten erreichen Sie Göppingen, die B10 und die A8.

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Other information

Es liegt ein Energieverbrauchsausweis vor.

Dieser ist gültig bis 11.3.2028.

Endenergieverbrauch beträgt 74.30 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Erdgas leicht.

Das Baujahr des Objekts lt. Energieausweis ist 1995.

Die Energieeffizienzklasse ist B.

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Contact partner

For further information, please contact your contact person:

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