

Ebersbach an der Fils / Roßwälden

## Two-family house in a quiet residential area of Roßwälden

*Property ID: 25120028*



**PURCHASE PRICE: 335.000 EUR • LIVING SPACE: ca. 136,29 m<sup>2</sup> • ROOMS: 8 • LAND AREA: 411 m<sup>2</sup>**

Property ID: 25120028 - 73061 Ebersbach an der Fils / Roßwälden

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

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## At a glance

|                      |                           |
|----------------------|---------------------------|
| Property ID          | 25120028                  |
| Living Space         | ca. 136,29 m <sup>2</sup> |
| Roof Type            | Gabled roof               |
| Rooms                | 8                         |
| Bedrooms             | 4                         |
| Bathrooms            | 2                         |
| Year of construction | 1963                      |
| Type of parking      | 2 x Garage                |

|                       |                                                                           |
|-----------------------|---------------------------------------------------------------------------|
| Purchase Price        | 335.000 EUR                                                               |
| Commission            | Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises |
| Condition of property | In need of renovation                                                     |
| Construction method   | Solid                                                                     |
| Equipment             | Terrace, Guest WC, Garden / shared use, Built-in kitchen                  |

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## Energy Data

|                                |            |                                                      |                           |
|--------------------------------|------------|------------------------------------------------------|---------------------------|
| Type of heating                | Stove      | Energy Certificate                                   | Energy demand certificate |
| Energy Source                  | Oil        | Final Energy Demand                                  | 386.80 kWh/m²a            |
| Energy certificate valid until | 16.11.2035 | Energy efficiency class                              | H                         |
| Power Source                   | Oil        | Year of construction according to energy certificate | 1963                      |

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## The property



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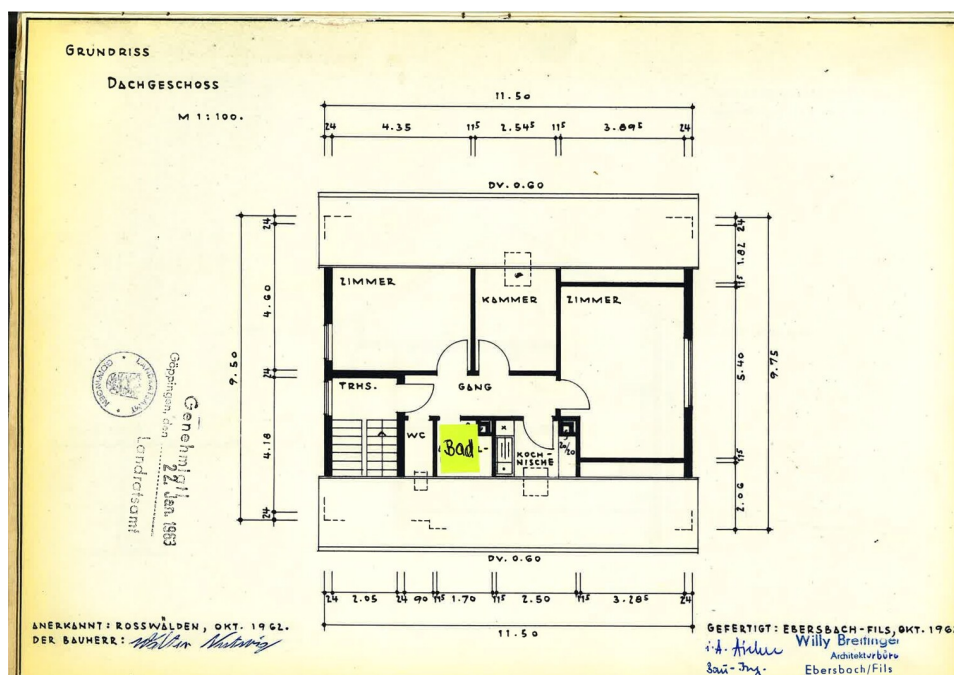
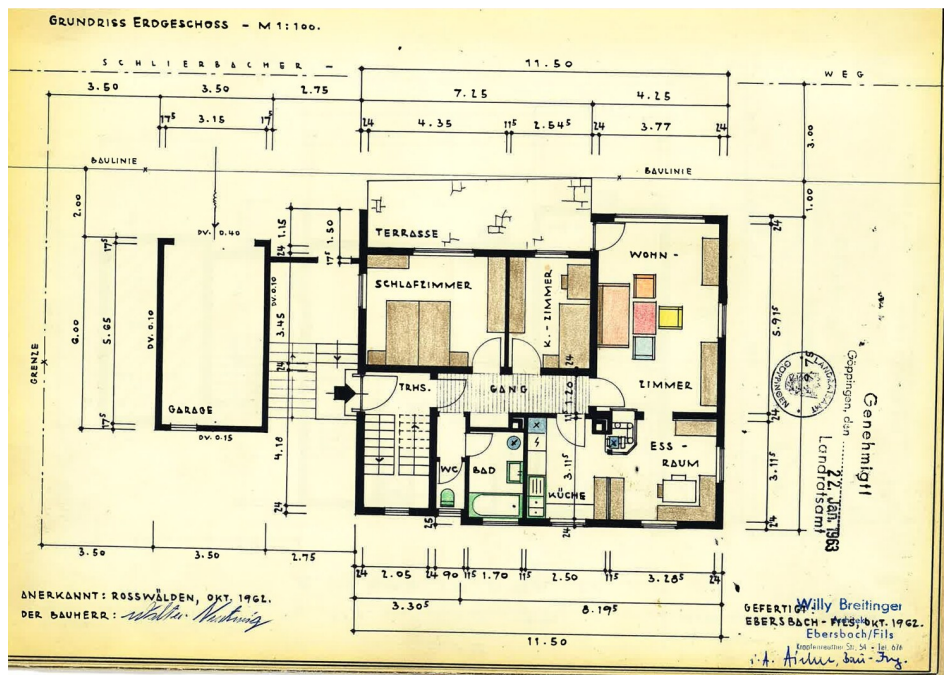
Property ID: 25120028 - 73061 Ebersbach an der Fils / Roßwälden

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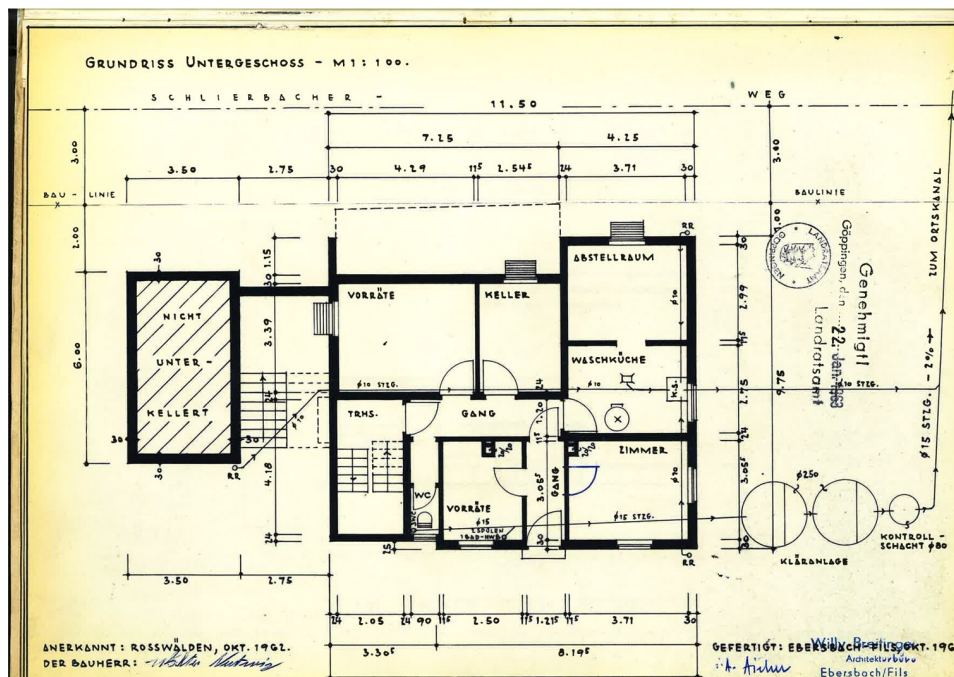
Property ID: 25120028 - 73061 Ebersbach an der Fils / Roßwälden

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## A first impression

This solidly built, two-family house, constructed in 1963, is located in a quiet residential area of Ebersbach-Roßwälden and requires extensive renovation. Situated on a plot of approximately 411 m<sup>2</sup>, the property offers a total living area of about 136 m<sup>2</sup> and several storage rooms in the basement. Two garages are available on the property, providing practical storage space and sheltered parking for your vehicles. We have digitally enhanced some images with AI to give you examples of how the rooms could look after renovation and have titled these "Living Example" images. Upon entering the house, you first arrive in the central entrance area. To the right is the staircase, which leads to both the attic and the basement. On the ground floor, a well-proportioned hallway provides easy access to all rooms. The living room, with access to the terrace, forms the heart of this floor and opens onto the adjacent dining room. The separate kitchen is conveniently located next to the dining area. A bedroom, a children's room, a bathroom with a bathtub and natural light, and a separate toilet complete the ground floor. The top floor, which can also be used as a separate apartment, offers a spacious living area with versatile layout options. Two additional rooms are ideal as bedrooms, children's rooms, or offices. A separate kitchen and a bathroom with a bathtub and toilet complete the living space. The basement includes two rooms suitable for hobbies or offices, two storage rooms, a laundry room, a toilet, and the boiler room. Here you'll find ample space for storage, utility rooms, or a small workshop. The basement also provides direct access to the garden, which extends along the rear of the house. The house is in need of renovation. The fixtures and fittings largely date back to the year of construction, necessitating upgrades to the heating, electrical, and plumbing systems. Currently, heating is provided by individual oil-fired boilers, while hot water is supplied by separate boilers. Thanks to its solid construction and well-designed floor plan, the building offers a sound foundation for creating a comfortable home that meets modern standards through renovation and energy-efficient upgrades.

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## Details of amenities

- Insgesamt 8 Zimmer, davon 4 Schlafzimmer
- Zwei Tageslichtbäder
- Zwei Küchen (jeweils in EG und DG)
- Terrasse mit Zugang vom Wohnzimmer
- Hobbyraum im Untergeschoss
- Mehrere Kellerräume
- Zwei Garagen
- Großer Garten

Property ID: 25120028 - 73061 Ebersbach an der Fils / Roßwälden

## All about the location

Roßwälden ist ein idyllischer Teilort der Stadt Ebersbach an der Fils und überzeugt durch seine ruhige, naturnahe Wohnlage.

Einkaufsmöglichkeiten, Kindergarten und Grundschule sind direkt im Ort vorhanden, weiterführende Schulen und der Bahnhof befinden sich im nahegelegenen Ebersbach.

Über die B10 besteht eine sehr gute Anbindung an Göppingen, Kirchheim unter Teck und Stuttgart. Die Umgebung am Rande des Schurwaldes lädt zu Spaziergängen und Radtouren inmitten der Natur ein.

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## Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 16.11.2035.

Endenergiebedarf beträgt 386.80 kwh/(m<sup>2</sup>\*a).

Wesentlicher Energieträger der Heizung ist Öl.

Das Baujahr des Objekts lt. Energieausweis ist 1963.

Die Energieeffizienzklasse ist H.

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## Contact partner

For further information, please contact your contact person:

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