

Ebersbach an der Fils / Roßwälden

Two-family house in a quiet residential area of Roßwälden

Property ID: 25120028

RESERVIERT



www.von-poll.com

PURCHASE PRICE: 335.000 EUR • LIVING SPACE: ca. 136,29 m² • ROOMS: 8 • LAND AREA: 411 m²

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

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

At a glance

Property ID	25120028
Living Space	ca. 136,29 m ²
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

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

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

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

The property



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

The property



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

The property



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

The property



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

The property



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

The property



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

The property



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

The property



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

The property



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

The property



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

The property



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

The property



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

The property



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

The property



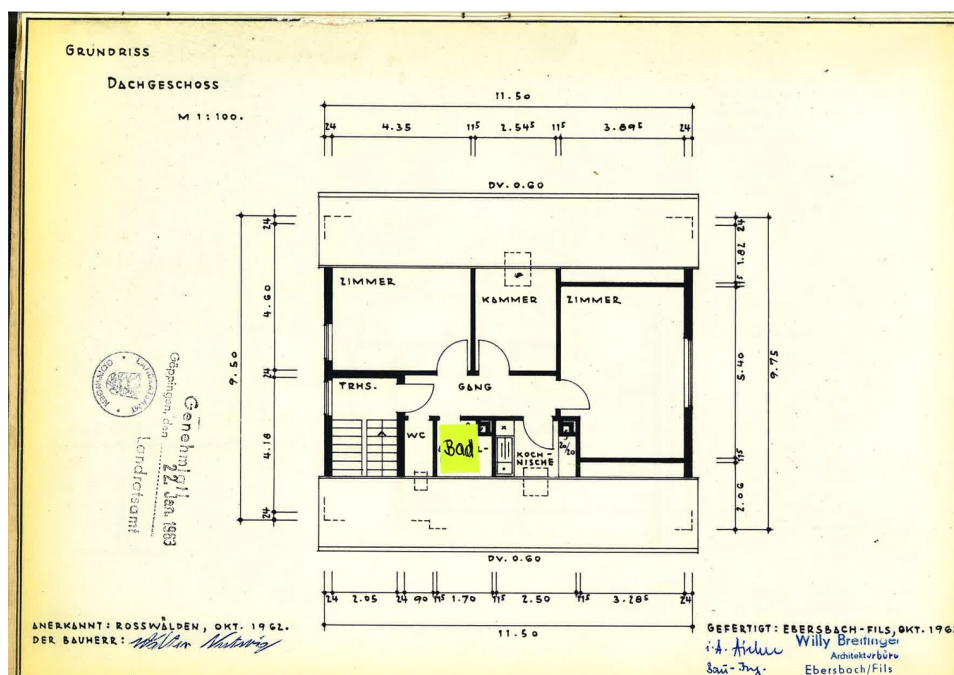
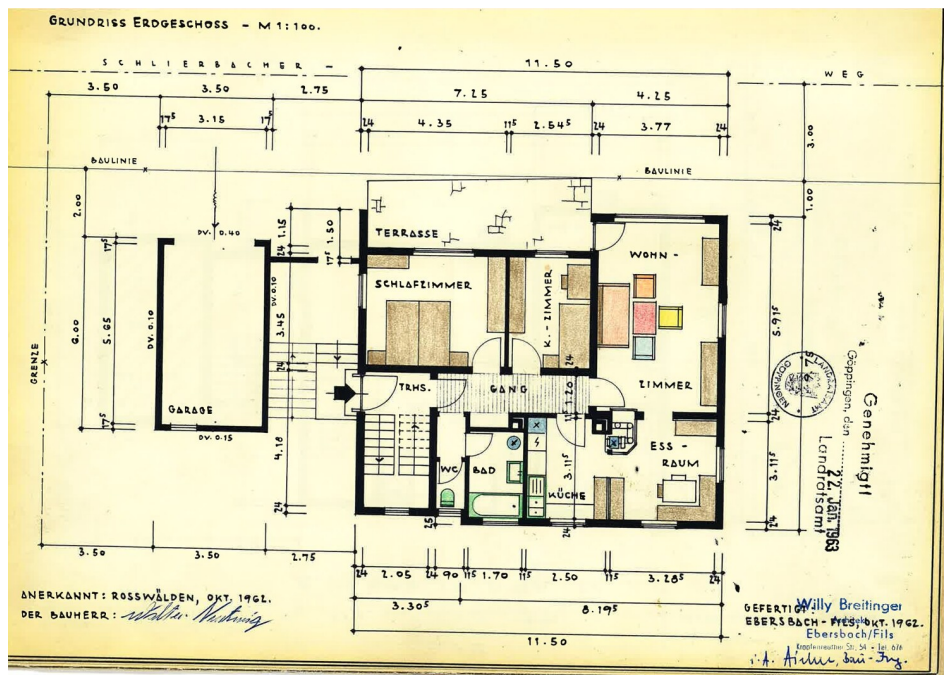
Property ID: 25120028 - 73061 Ebersbach an der Fils / Roßwälden

The property



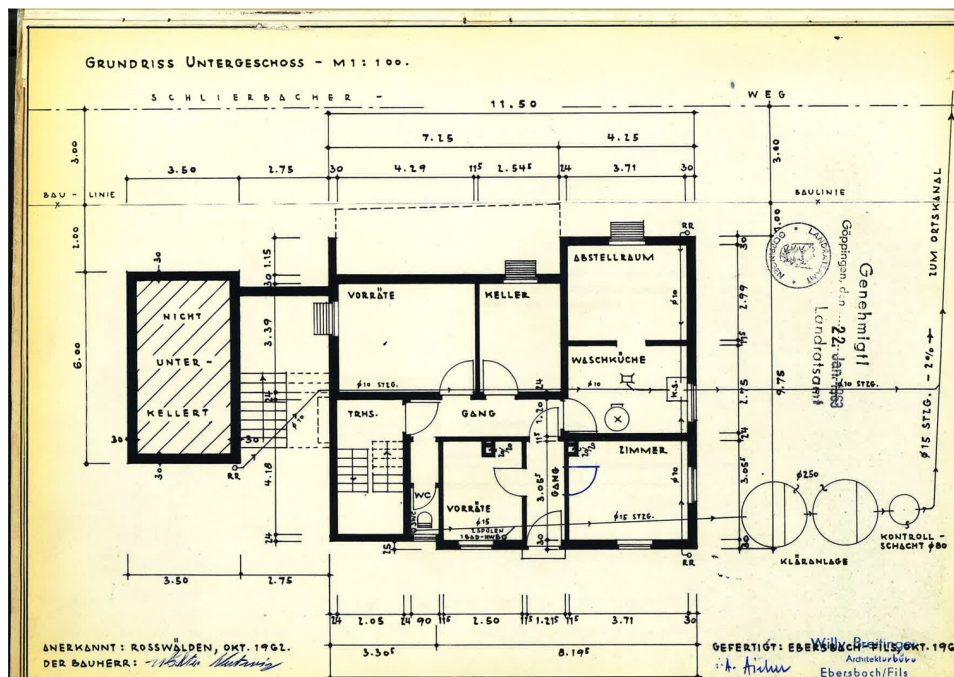
Property ID: 25120028 - 73061 Ebersbach an der Fils / Roßwälden

The property



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

The property



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

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 m², the property offers a total living area of about 136 m² 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.

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

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.

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

Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 16.11.2035.

Endenergiebedarf beträgt 386.80 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Öl.

Das Baujahr des Objekts lt. Energieausweis ist 1963.

Die Energieeffizienzklasse ist H.

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

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