

Hattenhofen

Cozy 2.5 room apartment with balcony highlight

Property ID: 25120040



PURCHASE PRICE: 205.000 EUR • LIVING SPACE: ca. 81,84 m² • ROOMS: 2.5

Property ID: 25120040 - 73110 Hattenhofen

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

Property ID: 25120040 - 73110 Hattenhofen

At a glance

Property ID	25120040
Living Space	ca. 81,84 m ²
Rooms	2.5
Bedrooms	1
Bathrooms	1
Year of construction	1973
Type of parking	1 x Underground car park

Purchase Price	205.000 EUR
Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Condition of property	Well-maintained
Construction method	Solid
Equipment	Guest WC, Built-in kitchen, Balcony

Property ID: 25120040 - 73110 Hattenhofen

Energy Data

Type of heating	Central heating	Energy Certificate	Energy consumption certificate
Energy Source	Gas	Final energy consumption	78.80 kWh/m²a
Energy certificate valid until	02.05.2028	Energy efficiency class	C
Power Source	Gas	Year of construction according to energy certificate	1973

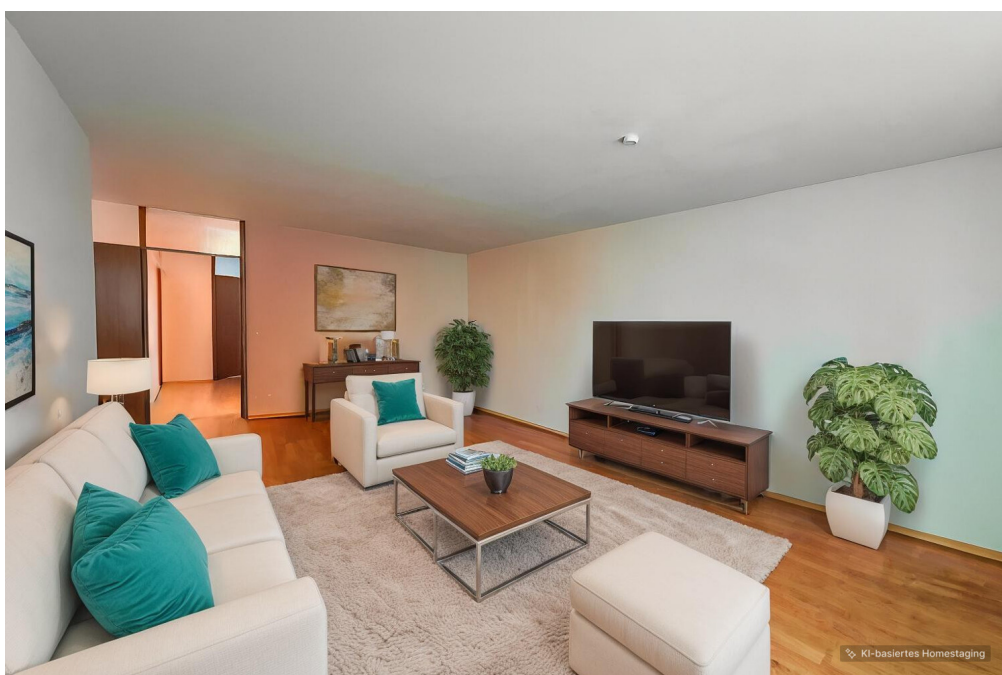
Property ID: 25120040 - 73110 Hattenhofen

The property



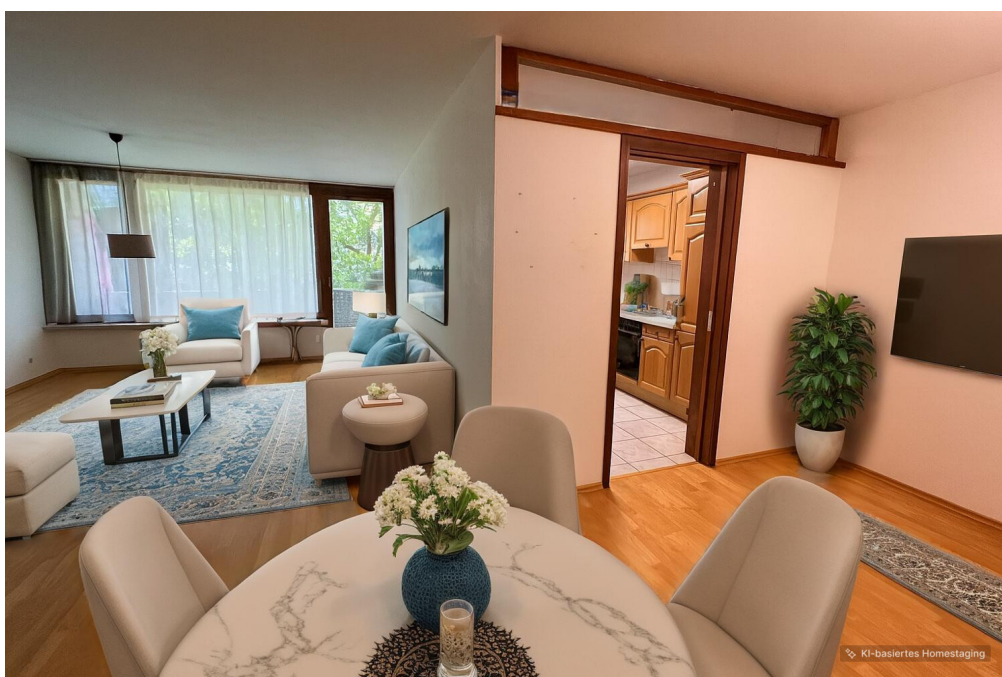
Property ID: 25120040 - 73110 Hattenhofen

The property



Property ID: 25120040 - 73110 Hattenhofen

The property



Property ID: 25120040 - 73110 Hattenhofen

The property



Property ID: 25120040 - 73110 Hattenhofen

The property



Property ID: 25120040 - 73110 Hattenhofen

The property



Property ID: 25120040 - 73110 Hattenhofen

The property



Property ID: 25120040 - 73110 Hattenhofen

The property



Property ID: 25120040 - 73110 Hattenhofen

The property



Property ID: 25120040 - 73110 Hattenhofen

A first impression

This well-maintained 2.5-room apartment in Hattenhofen is for sale. It is located on the first floor of a mixed-use building constructed in 1973, comprising five floors. Access to the apartments is from the rear of the building, meaning you enter at first floor level. This gives the apartment the feel of a raised ground floor, making it suitable for seniors. Upon entering, you are greeted by a spacious hallway offering not only practical storage space but also a variety of potential uses. To the left is the bright bedroom with access to a small balcony. To the right is the expansive living and dining room, which impresses with its brightness and spaciousness. From here, you can access both the kitchen and the large balcony. A large tree in front of the building shields the balcony from the street, ensuring privacy and a verdant atmosphere. The apartment features two balconies, a bedroom, a large living/dining room, a kitchen, a bathroom with a bathtub, a separate toilet, and the aforementioned spacious hallway. A cellar storage room, an underground parking space, and a shared bicycle garage complete the offering. The washing machine connection is located directly in the apartment. Modernizations have already been carried out in recent years: the heating system was completely replaced in 1995. The living room windows were replaced with triple-glazed windows in 2008, and the balcony was retiled a few years ago. Since the apartment was still occupied at the time of filming, private rooms such as the bedrooms and living room were digitally emptied and virtually furnished ("staged") using AI to give prospective buyers a better idea of the room's ambiance. However, the best way to experience this apartment is to see it for yourself and arrange a viewing appointment today.

Property ID: 25120040 - 73110 Hattenhofen

Details of amenities

2,5-Zimmer

Großzügiger Eingangsbereich/Flur

Schlafzimmer mit Zugang zu einem kleinem Balkon

Weitläufiges Wohn- und Esszimmer mit Zugang zum großen, überdachten Balkon

Separate Küche

Sehr großer Balkon mit viel Privatsphäre

Badezimmer mit Wanne und Waschmaschinenanschluss

Separates WC

Zwei Balkone insgesamt

Kellerraum

Tiefgaragenstellplatz

Fahrradgarage zur gemeinschaftlichen Nutzung

Property ID: 25120040 - 73110 Hattenhofen

All about the location

Die Wohnung befindet sich in zentraler Lage von Hattenhofen.

Einkaufsmöglichkeiten des täglichen Bedarfs, Ärzte sowie ein Bank sind fußläufig erreichbar.

Kindergärten und die Grundschule sind ebenfalls in wenigen Gehminuten erreichbar.

Dank der guten Anbindung an die B10 und den öffentlichen Nahverkehr sind die Städte Göppingen, Kirchheim und Stuttgart schnell erreichbar.

Zudem ist die Anschlussstelle Aichelberg der A8 in nur wenigen Fahrminuten erreicht.

Property ID: 25120040 - 73110 Hattenhofen

Other information

Es liegt ein Energieverbrauchsausweis vor.
Dieser ist gültig bis 2.5.2028.
Endenergieverbrauch beträgt 78.80 kwh/(m²*a).
Wesentlicher Energieträger der Heizung ist Gas.
Das Baujahr des Objekts lt. Energieausweis ist 1973.
Die Energieeffizienzklasse ist C.

Property ID: 25120040 - 73110 Hattenhofen

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