

Rosenheim – Fürstätt

Completely renovated detached house with a dream garden

Property ID: 25042015



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PURCHASE PRICE: 1.249.000 EUR • LIVING SPACE: ca. 190 m² • ROOMS: 6 • LAND AREA: 723 m²

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At a glance

Property ID	25042015
Living Space	ca. 190 m²
Roof Type	Gabled roof
Rooms	6
Bedrooms	4
Bathrooms	2
Year of construction	1971
Type of parking	2 x Car port, 1 x Garage

Purchase Price	1.249.000 EUR
Commission	2,75 % (inkl. MwSt.) des beurkundeten Kaufpreises
Modernisation / Refurbishment	2018
Condition of property	Completely renovated
Construction method	Solid
Usable Space	ca. 100 m²
Equipment	Terrace, Guest WC, Swimming pool, Fireplace, Garden / shared use, Built-in kitchen, Balcony

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Energy Data

Energy Source	Oil	Energy Certificate	Energy consumption certificate
Energy certificate valid until	23.09.2034	Final energy consumption	86.00 kWh/m²a
Power Source	Oil	Energy efficiency class	C
		Year of construction according to energy certificate	1971

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The property



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The property

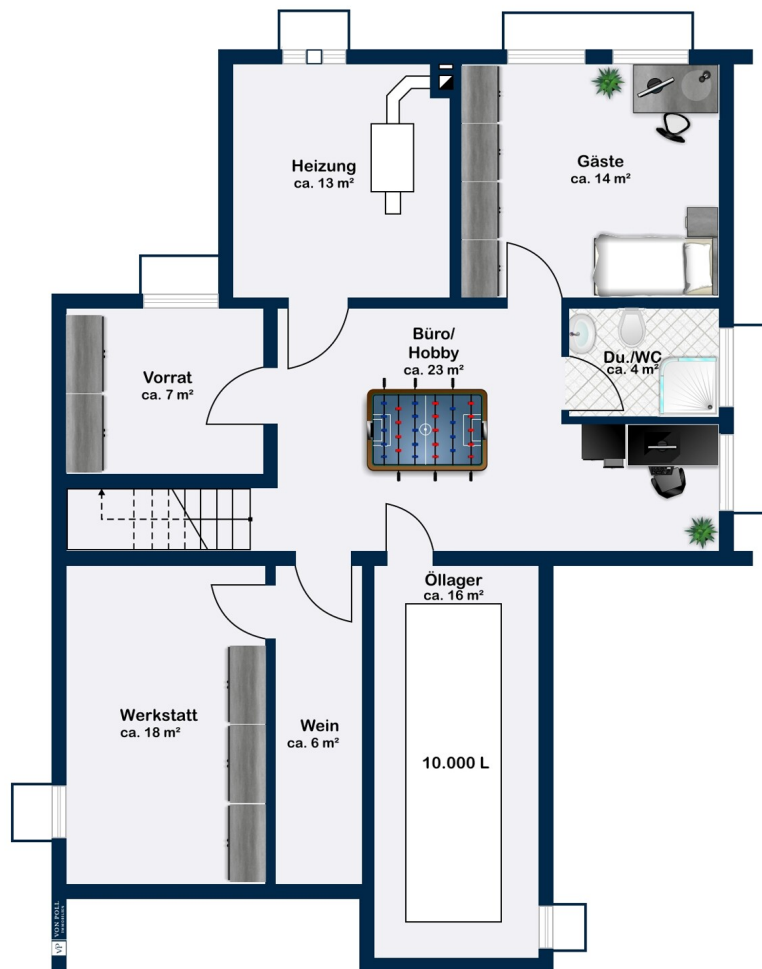


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Floor plans







This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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A first impression

Built in 1971, this detached house was completely renovated a few years ago and is situated in a very quiet and sought-after residential area in Alt-Fürstätt, just a few hundred meters from the town center and train station. The basement was constructed of waterproof concrete, while the ground and first floors feature 36.5 cm thick brick walls, ensuring both structural and energy-efficient construction. The first-floor exterior walls have approximately 10 cm of insulation with larch wood paneling, and the attic floor and roof slopes are insulated with 20 cm of mineral wool. An 18 m² solar thermal system with a 2,000-liter buffer tank provides hot water in the summer and supplements the oil heating system in the winter. Underfloor heating provides comfortable warmth in the first-floor bathroom and the ground-floor hallway, while all other rooms are heated by traditional wall-mounted radiators. The hallway, entrance hall, and stairs are finished with travertine, and the living room features solid wood plank flooring. Durable vinyl parquet flooring was installed in the kitchen and bathrooms. The children's rooms have cork flooring. The following renovations were carried out, among others: • Windows and front door • Flooring • Fuse box including sockets and light switches • Mostly water and wastewater pipes • Bathrooms and toilets • New wall-mounted radiators • Solar thermal system with buffer storage. High-quality materials were used throughout this well-maintained property. The following features are particularly noteworthy: • Triple glazing with electric blinds, wood-aluminum or PVC, burglar-resistant according to RC-2 • New front door, lock with fingerprint sensor • Wood-burning tiled stove with automatic control, approx. 6 years old • Underfloor heating in the ground floor hallway and first floor bathroom • Fitted kitchen with gas stove and Miele appliances, electrical connection for an electric stove available • Custom-built wardrobe • Cable connection and satellite dish available • Covered patio with natural stone terrace • Covered balcony with tiled floor • Above-ground swimming pool with a 10,000-liter capacity • Garden shed, wood storage • Garage and double carport • Garage with full basement, currently used as a workshop, insulated ceiling

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All about the location

Die Immobilie befindet sich in einer sehr ruhigen und beliebten Wohnlage in Alt-Fürstätt, nur wenige hundert Meter vom Stadtzentrum und vom Bahnhof entfernt. Die Bushaltestelle ist nur eine Minute entfernt. So sind alle wichtigen städtischen Einrichtungen gut erreichbar.

Weitere Informationen zur Lage erhalten Sie mit unserem vollständigen Exposé.

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Other information

Es liegt ein Energieverbrauchsausweis vor.
Dieser ist gültig bis 23.9.2034.
Endenergieverbrauch beträgt 86.00 kwh/(m²*a).
Wesentlicher Energieträger der Heizung ist Öl.
Das Baujahr des Objekts lt. Energieausweis ist 1971.
Die Energieeffizienzklasse ist C.

Verfügbarkeit ab sofort oder nach Absprache.

Wir bitten um Verständnis, dass Besichtigungstermine nur nach Vorlage einer Finanzierungsbestätigung oder eines anderen geeigneten Vermögensnachweises möglich sind.

Gerne bieten wir Ihnen über unser Partnerunternehmen VON POLL FINANCE maßgeschneiderte Finanzierungslösungen mit einer Best-Zins-Prüfung aus rund 700 Finanzinstituten an.

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Contact partner

For further information, please contact your contact person:

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