

Kolbermoor

Attractive detached house with a dream plot of land located directly next to the Tonwerkweiher recreation area

Property ID: 25042006



www.von-poll.com

PURCHASE PRICE: 1.085.000 EUR • LIVING SPACE: ca. 175 m² • ROOMS: 5 • LAND AREA: 922 m²

Property ID: 25042006 - 83059 Kolbermoor

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- All about the location
- Other information
- Contact partner

Property ID: 25042006 - 83059 Kolbermoor

At a glance

Property ID	25042006
Living Space	ca. 175 m²
Roof Type	Gabled roof
Rooms	5
Bedrooms	4
Bathrooms	1
Year of construction	1988
Type of parking	2 x Car port, 2 x Garage

Purchase Price	1.085.000 EUR
Commission	2,975 % (inkl. MwSt.) des beurkundeten Kaufpreises
Condition of property	Well-maintained
Construction method	Solid
Usable Space	ca. 174 m²
Equipment	Terrace, Guest WC, Fireplace, Garden / shared use, Built-in kitchen, Balcony

Property ID: 25042006 - 83059 Kolbermoor

Energy Data

Type of heating	Central heating	Energy Certificate	Energy demand certificate
Energy Source	Oil	Final Energy Demand	169.60 kWh/m²a
Energy certificate valid until	21.04.2035	Energy efficiency class	F
Power Source	Oil	Year of construction according to energy certificate	1988

Property ID: 25042006 - 83059 Kolbermoor

The property



Property ID: 25042006 - 83059 Kolbermoor

The property



Property ID: 25042006 - 83059 Kolbermoor

The property



Property ID: 25042006 - 83059 Kolbermoor

The property



Property ID: 25042006 - 83059 Kolbermoor

The property



Property ID: 25042006 - 83059 Kolbermoor

The property



Property ID: 25042006 - 83059 Kolbermoor

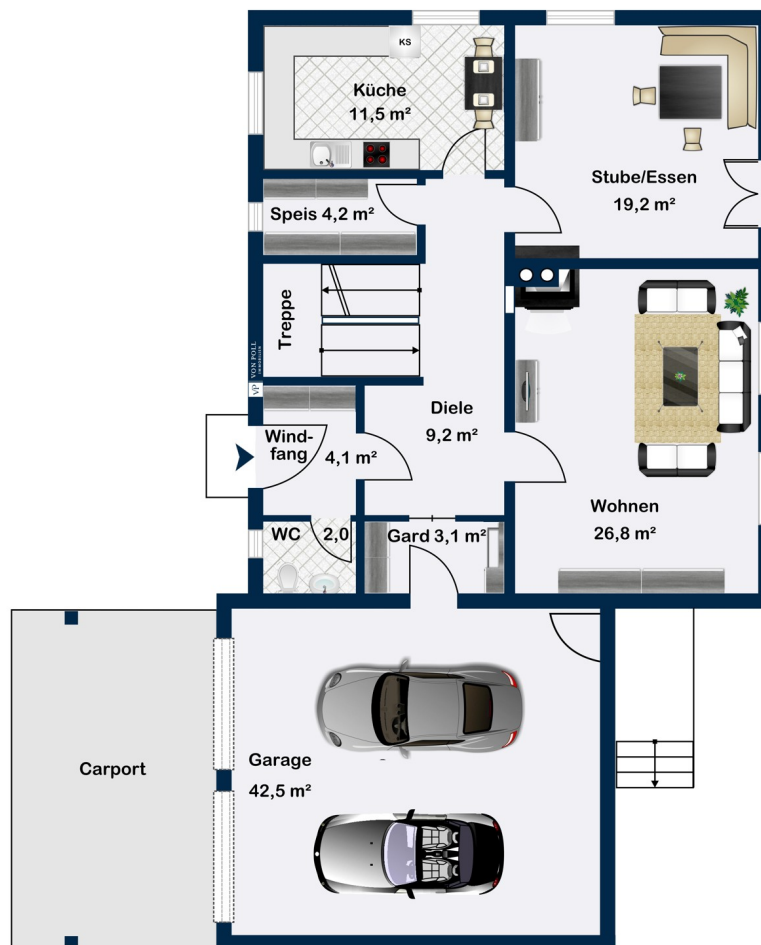
The property

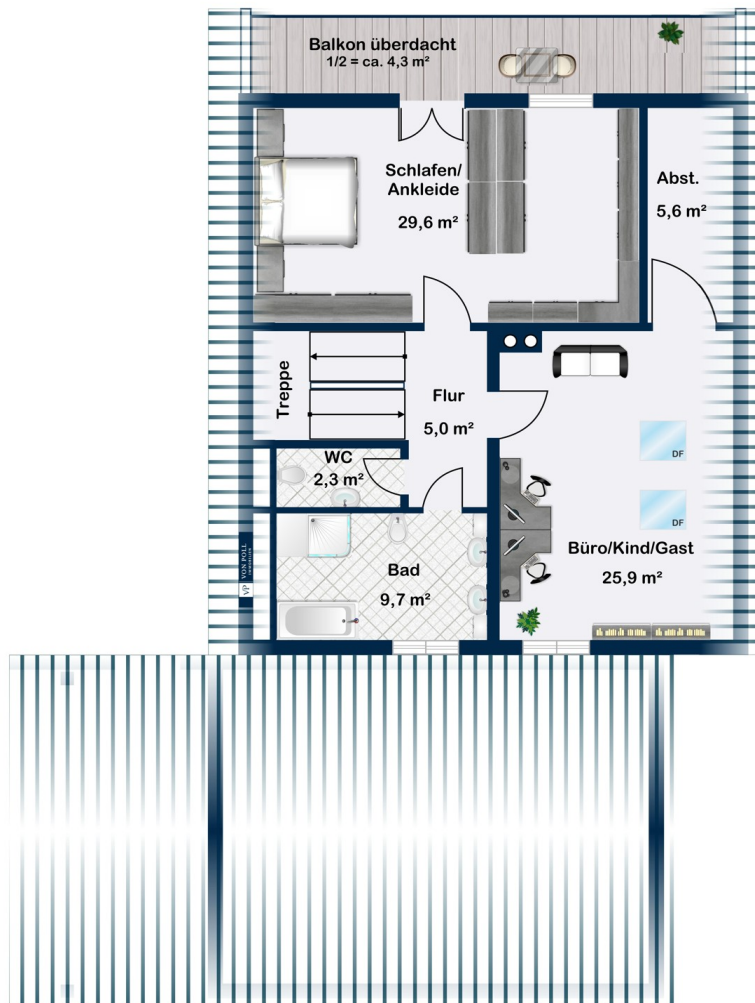


Property ID: 25042006 - 83059 Kolbermoor

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.

Property ID: 25042006 - 83059 Kolbermoor

A first impression

Built in 1988, this detached house is situated in one of Kolbermoor's most desirable and sought-after residential areas – directly adjacent to the "Tonwerkweiher" recreational area in a quiet cul-de-sac, yet only a few hundred meters from the town center and train station. Constructed with 36.5 cm thick brick walls, the building is structurally sound and energy-efficient. According to the legally binding development plan, adding another floor or constructing an extension of approximately 11 x 5.5 meters would be possible. The current living space of approximately 175 m² could thus be doubled to approximately 350 m² if desired. High-quality materials were used throughout this well-maintained property. The entrance hall, foyer, cloakroom, hallway, and the stairs to the basement feature marble floors. The living room, parlor, bedroom, dressing room, office, and hallway on the upper floor have solid wood plank flooring. The bathroom, kitchen, and both toilets are tiled. The wood paneling on the ceilings, as well as the built-in wardrobes and walk-in closet, are all handcrafted from solid wood. The interior doors and the staircase to the upper floor are also made of wood. The seemingly dry basement houses the heating and oil tank room, a laundry room, and a hobby room of approximately 48 m². The ceiling height of approximately 2.30 m is comfortable. An external staircase leads to a workshop of approximately 42 m² located beneath the double garage of the same size. Thus, in addition to the approximately 175 m² of living space, there is also approximately 174 m² of usable space available. The ground floor can be accessed either through a spacious entrance hall with a vestibule, adjacent to which are a guest WC and a cloakroom, or alternatively directly from the garage. Furthermore, the ground floor comprises a living room of approximately 27 m² with a tiled stove (masonry heater), a kitchen of approximately 12 m² with a dining area and separate pantry, and a living room of approximately 19 m² with access to the south-facing terrace. The fitted kitchen with dining table and chairs dates from 2005. The kitchen and living room could potentially be converted into an open-plan living and dining area by removing the dividing wall. The upper floor, with its exposed roof beams, currently houses a bedroom of approximately 30 m² with a walk-in closet and several custom-made built-in wardrobes. The east-facing balcony offers breathtaking mountain views. Another room of approximately 26 m² is currently used as an office; this room is very bright thanks to the two Velux skylights. Partitioning off an additional children's room appears feasible. A bathroom with a bathtub, shower, and bidet, as well as a separate WC and a small storage room, complete the living space on the upper floor. The ceiling heights on the ground and upper floors range from 2.58 m to 2.78 m. Underfloor heating provides comfortable warmth in the bathroom, while all other rooms are heated by traditional wall-mounted radiators. The oil-fired central heating system is supplemented by solar thermal panels and a cozy tiled stove.

Shutters are fitted in all rooms for protection from the elements and for blackout purposes. Outside, there are two garages and two carport parking spaces in front of them. The covered patio in the generously sized garden allows for outdoor living in almost any weather.

Property ID: 25042006 - 83059 Kolbermoor

All about the location

Eine detaillierte Lagebeschreibung erhalten Sie mit unserem vollständigen Exposé.

Property ID: 25042006 - 83059 Kolbermoor

Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 21.4.2035.

Endenergiebedarf beträgt 169.60 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Öl.

Das Baujahr des Objekts lt. Energieausweis ist 1988.

Die Energieeffizienzklasse ist F.

Verfügbarkeit ab sofort oder nach Absprache.

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

Property ID: 25042006 - 83059 Kolbermoor

Contact partner

For further information, please contact your contact person:

Bernd Salzmann

Herzog-Otto-Straße 2, 83022 Rosenheim

Tel.: +49 8031 - 90 10 88 0

E-Mail: rosenheim@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com