

Pfaffing

Reserved! Impressive villa with a garden paradise and versatile comfort amenities.

Property ID: 25042007



www.von-poll.com

PURCHASE PRICE: 1.375.000 EUR • LIVING SPACE: ca. 330 m² • ROOMS: 7 • LAND AREA: 3.159 m²

Property ID: 25042007 - 83539 Pfaffing

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

Property ID: 25042007 - 83539 Pfaffing

At a glance

Property ID	25042007	Purchase Price	1.375.000 EUR
Living Space	ca. 330 m²	Commission	3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Roof Type	Gabled roof	Condition of property	Modernised
Rooms	7	Construction method	Solid
Bedrooms	3	Usable Space	ca. 150 m²
Bathrooms	2	Equipment	Terrace, Guest WC, Swimming pool, Sauna, Fireplace, Garden / shared use, Built-in kitchen
Year of construction	1974		
Type of parking	3 x Outdoor parking space, 2 x Garage		

Property ID: 25042007 - 83539 Pfaffing

Energy Data

Type of heating	District heating	Energy Certificate	Energy demand certificate
Energy Source	wood	Final Energy Demand	218.50 kWh/m²a
Energy certificate valid until	05.09.2034	Energy efficiency class	G
		Year of construction according to energy certificate	1974

Property ID: 25042007 - 83539 Pfaffing

The property



Property ID: 25042007 - 83539 Pfaffing

The property



Property ID: 25042007 - 83539 Pfaffing

The property



Property ID: 25042007 - 83539 Pfaffing

The property



Property ID: 25042007 - 83539 Pfaffing

The property



Property ID: 25042007 - 83539 Pfaffing

The property



Property ID: 25042007 - 83539 Pfaffing

The property



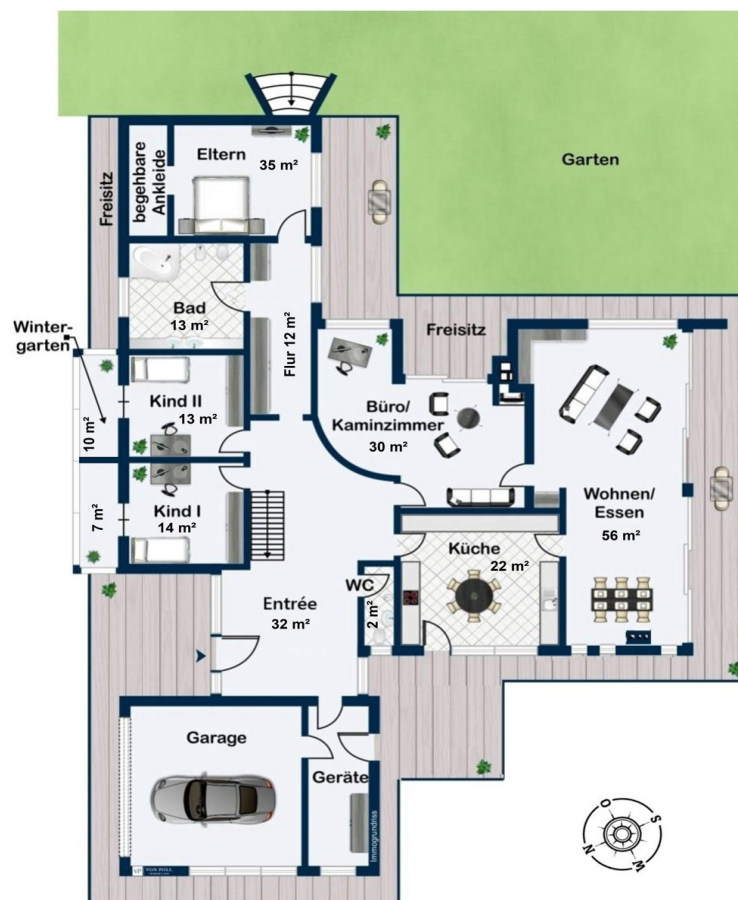
Property ID: 25042007 - 83539 Pfaffing

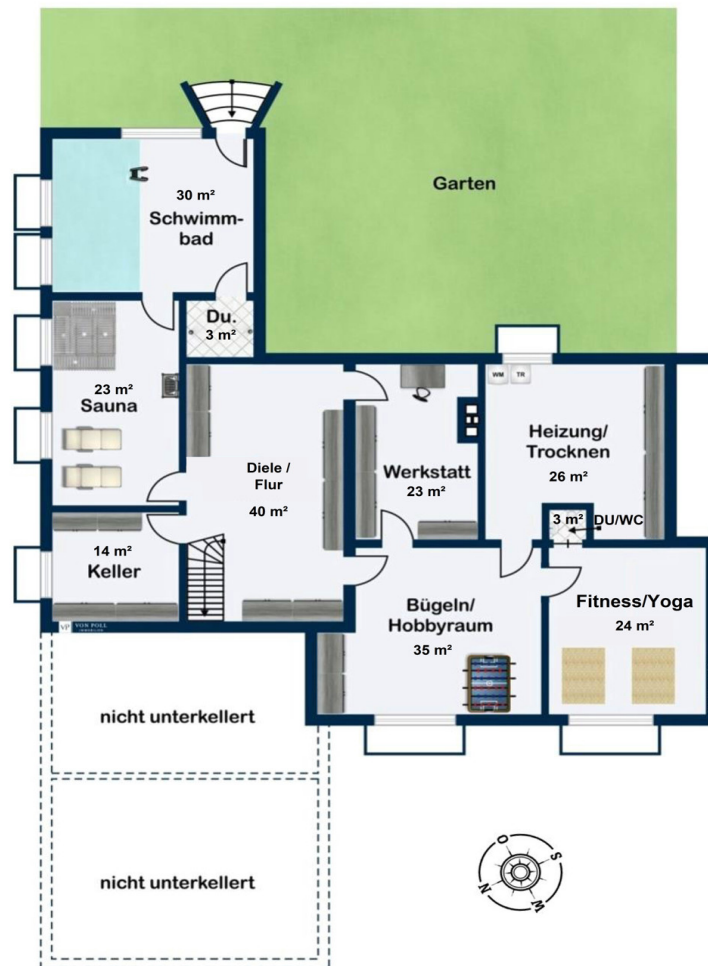
The property



Property ID: 25042007 - 83539 Pfaffing

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: 25042007 - 83539 Pfaffing

A first impression

This spacious bungalow-style villa, with ceiling heights of up to 5 meters, sits on a generous 3,159 m² plot and offers approximately 330 m² of living space. The rooms are finished to a high standard throughout, providing a high level of comfort. Upon entering the house, you are greeted by a bright and spacious entrance hall with a cloakroom and access to the double garage. Numerous windows, some floor-to-ceiling, ensure plenty of natural light and an inviting atmosphere. The spacious living and dining room features a water-heated tiled stove and large panoramic windows that open onto the south-facing terrace and garden. The dining area seamlessly transitions from the open-plan living area to the kitchen, which can be closed off. The sitting room with its indoor and outdoor fireplaces is also ideal as a guest room. The kitchen, with its high-quality slate flooring, boasts exclusive furnishings and brand-name appliances. The master bedroom includes a separate dressing room. The adjoining hallway is designed as a walk-in closet and leads to two further bedrooms/children's rooms, each with its own conservatory. The bathroom, flooded with natural light, boasts comfortable fittings. A separate WC is available for guests. A particularly convenient feature is that all rooms on the ground floor have their own access to a terrace or garden. The almost completely wraparound natural stone terrace is partially covered and offers a variety of uses in almost any weather. The ground floor features high-quality solid wood plank and parquet flooring. The doors are made of solid wood and feature an elegant arched design. The mostly newly glazed wooden windows are fitted with custom-made insect screens. The basement offers additional comfort with a large spa area, including a swimming pool with a counter-current system, a shower room, a sauna for 6-8 people, relaxation areas, and windows providing natural light. Four further basement rooms offer space for fitness/yoga, laundry, hobbies, and a workshop. The fitness/yoga room has its own shower and WC. Heating is provided by district heating (wood chips). A 10 kW photovoltaic system with an equally sized Tesla battery, along with a solar thermal system and a 750-liter storage tank, ensures an environmentally friendly energy supply. The outdoor area includes a tiled swimming pool with a roll-up cover, a pavilion with thermal insulation glazing and a copper roof, and two garden sheds. A double garage with electric doors and two to three additional parking spaces are also available. An alarm system for the house and garden provides added security. This villa offers extensive usage possibilities and a high level of living comfort. As it was originally built as a business owner's villa in a mixed-use area, commercial use can also be considered. If needed, up to approximately 700 m² of commercial space can be leased in the adjacent industrial building. Despite its proximity to the businesses, the location is very quiet. The south-facing garden, in particular, offers unparalleled privacy and an unobstructed view of meadows and fields. Since businesses close by 6 pm at the



VON POLL
REAL ESTATE

latest and no work is typically done on weekends, the villa offered here is virtually secluded during these times. Further information can be found in our detailed brochure.

Property ID: 25042007 - 83539 Pfaffing

Details of amenities

Eine detaillierte Beschreibung erhalten Sie mit unserem ausführlichen Exposé.

Property ID: 25042007 - 83539 Pfaffing

All about the location

Die hier angebotene Villa liegt in einem Ortsteil von Pfaffing (Mischgebiet). Die Gemeinde Pfaffing mit ihren rund 4.300 Einwohnern liegt im nördlichen Teil des Landkreises Rosenheim, zwischen Wasserburg und Ebersberg gelegen. Auch die Nähe zu Rosenheim und München macht die Gemeinde zu einem attraktiven Standort.

Die meisten Dinge des täglichen Bedarfs sind im nahegelegenen Zentrum von Pfaffing erhältlich. Hierzu zählen u.a. Supermärkte, zwei Kindergärten, ein Hort sowie eine Grund- und Teilhauptschule.

Die nächst größere Stadt Wasserburg am Inn mit ca. 13.00 Einwohnern verfügt u.a. über eine Realschule, ein Gymnasium, eine Förderschule sowie Berufs- und Fachoberschulen und weitere Kindergärten. Ferner verfügt Wasserburg über ein Krankenhaus, diverse Ärzte, Apotheken, Restaurants und Cafés sowie über mehrere Seniorenheime und ein umfassendes Freizeitangebot. Hierzu gehören u.a. ein Erlebnisschwimmbad (Badria), eine Kartbahn (Kart2000) und diverse Sport- sowie Freizeitanlagen und Seen.

Weitere Informationen erhalten Sie mit unserem ausführlichen Exposé.

Property ID: 25042007 - 83539 Pfaffing

Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 5.9.2034.

Endenergiebedarf beträgt 218.50 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Holz-Hackschnitzel.

Das Baujahr des Objekts lt. Energieausweis ist 1974.

Die Energieeffizienzklasse ist G.

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.

Verfügbarkeit nach Absprache.

Property ID: 25042007 - 83539 Pfaffing

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