

Bielefeld – Gellershagen

# Bielefeld-Gellershagen: Stripped-down two-family house at Bultkamp Park | approx. 164 m<sup>2</sup> living space | Garage

Property ID: 25019037

Neuvorstellung



[www.von-poll.com](http://www.von-poll.com)

**PURCHASE PRICE: 389.000 EUR • LIVING SPACE: ca. 164 m<sup>2</sup> • ROOMS: 6 • LAND AREA: 484 m<sup>2</sup>**

Property ID: 25019037 - 33613 Bielefeld – Gellershagen

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

Property ID: 25019037 - 33613 Bielefeld – Gellershagen

## At a glance

|                      |             |                       |                                                                           |
|----------------------|-------------|-----------------------|---------------------------------------------------------------------------|
| Property ID          | 25019037    | Purchase Price        | 389.000 EUR                                                               |
| Living Space         | ca. 164 m²  | Commission            | Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises |
| Roof Type            | Gabled roof |                       |                                                                           |
| Rooms                | 6           |                       |                                                                           |
| Bedrooms             | 4           |                       |                                                                           |
| Bathrooms            | 2           | Condition of property | Gutted                                                                    |
| Year of construction | 1965        | Construction method   | Solid                                                                     |
| Type of parking      | 1 x Garage  | Equipment             | Terrace, Balcony                                                          |

Property ID: 25019037 - 33613 Bielefeld – Gellershagen

## Energy Data

|                                |            |                                                      |                           |
|--------------------------------|------------|------------------------------------------------------|---------------------------|
| Energy Source                  | Oil        | Energy Certificate                                   | Energy demand certificate |
| Energy certificate valid until | 25.11.2035 | Final Energy Demand                                  | 268.30 kWh/m²a            |
| Power Source                   | Oil        | Energy efficiency class                              | H                         |
|                                |            | Year of construction according to energy certificate | 1965                      |

Property ID: 25019037 - 33613 Bielefeld – Gellershagen

## The property



Property ID: 25019037 - 33613 Bielefeld – Gellershagen

## The property



Property ID: 25019037 - 33613 Bielefeld – Gellershagen

## The property



Property ID: 25019037 - 33613 Bielefeld – Gellershagen

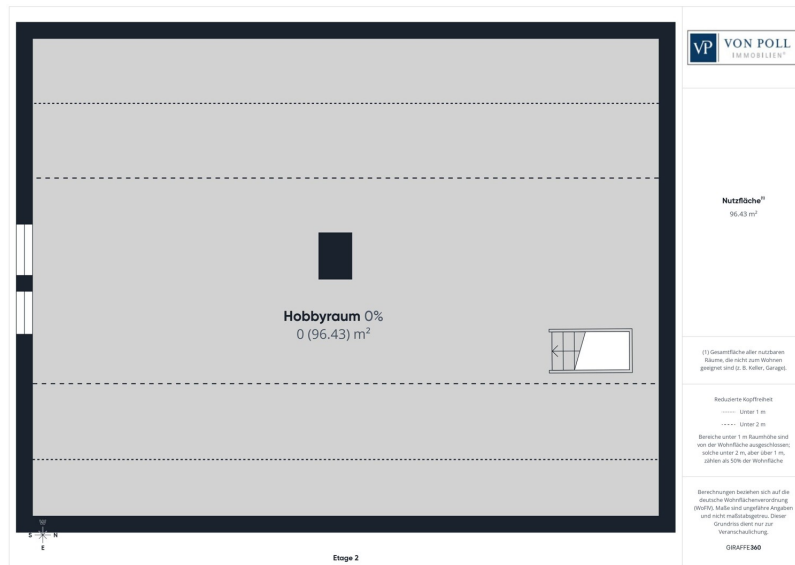
## The property



Property ID: 25019037 - 33613 Bielefeld – Gellershagen

## 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: 25019037 - 33613 Bielefeld – Gellershagen

## A first impression

NOTE: A 360-degree virtual tour is available. You will receive the link in our detailed property brochure, which we will send you by email. This solid two-family house, built in 1965, is located in one of the most sought-after residential areas of Bielefeld-Gellershagen, directly adjacent to the popular Bultkamp Park. The established neighborhood, abundant greenery, and quiet surroundings create ideal conditions for comfortable living. With a total living area of approximately 164 m<sup>2</sup>, a full basement, and an unfinished but easily accessible attic, the house offers versatile usage options. The floor plans on the ground and upper floors are identical – clearly structured and flexible. The ground-floor apartment features a terrace, while the upper floor boasts a spacious balcony. A garage is also included. Particularly interesting for tradespeople and renovators: The property has already been completely gutted, providing ideal conditions for starting renovations immediately. Only the roof is insulated; further modernization is still pending – perfect for those who want to design and expand the living space according to their own vision. The best way to experience how well the room layout works is in person – feel free to take our 360-degree virtual tour. Have we piqued your interest? Then we look forward to your inquiry!

Property ID: 25019037 - 33613 Bielefeld – Gellershagen

## All about the location

Der Bielefelder Stadtteil Gellershagen gehört zum Stadtbezirk Schildesche. Die weiträumigen Parkanlagen und Grünzüge des Stadtteils verbinden Gellershagen bis zum Obersee in Schildesche und zum Teutoburger Wald mit den bekannten Naherholungszielen. Diese fahrradfreundliche Umgebung verlockt dazu, das Auto öfter mal stehen zu lassen.

Gellershagen ist mit dem Bielefelder Stadtbus moBiel und per Straßenbahn gut vernetzt. Zu den unbestreitbaren Vorteilen gehören neben der guten Erreichbarkeit der Innenstadt sicher auch die Nähe zum Campus der Bielefelder Universität.

Property ID: 25019037 - 33613 Bielefeld – Gellershagen

## Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 25.11.2035.

Endenergiebedarf beträgt 268.30 kwh/(m<sup>2</sup>\*a).

Wesentlicher Energieträger der Heizung ist Öl.

Das Baujahr des Objekts lt. Energieausweis ist 1965.

Die Energieeffizienzklasse ist H.

Property ID: 25019037 - 33613 Bielefeld – Gellershagen

## Contact partner

For further information, please contact your contact person:

Markus Nagel

---

Hermannstraße 1, 33602 Bielefeld

Tel.: +49 521 - 30 57 58 0

E-Mail: [bielefeld@von-poll.com](mailto:bielefeld@von-poll.com)

*To the Disclaimer of von Poll Immobilien GmbH*

---

[www.von-poll.com](http://www.von-poll.com)