

Bielefeld – Gellershagen

Bielefeld-Gellershagen: Stripped-down two-family house at Bultkamp Park | approx. 164 m² living space | Garage

Property ID: 25019037

Neuvorstellung



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PURCHASE PRICE: 389.000 EUR • LIVING SPACE: ca. 164 m² • ROOMS: 6 • LAND AREA: 484 m²

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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

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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

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The property



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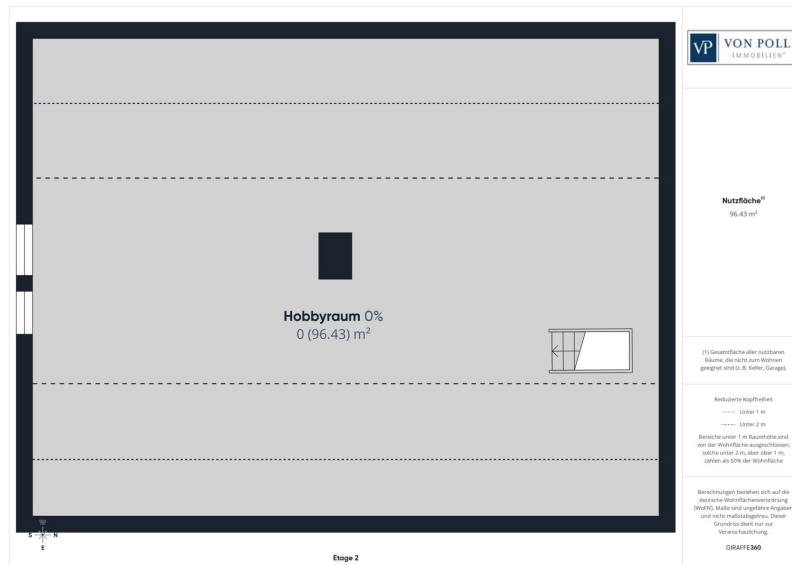
The property



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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

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 m², 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!

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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.

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Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 25.11.2035.

Endenergiebedarf beträgt 268.30 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Öl.

Das Baujahr des Objekts lt. Energieausweis ist 1965.

Die Energieeffizienzklasse ist H.

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Contact partner

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