

## Kalletal

# Kalletal-Bentorf: Fully renovated detached house in a quiet location | Garage | Approx. 120 m<sup>2</sup> living space + converted attic

Property ID: 25336051

Neuvorstellung



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

**PURCHASE PRICE: 369.000 EUR • LIVING SPACE: ca. 120 m<sup>2</sup> • ROOMS: 5 • LAND AREA: 910 m<sup>2</sup>**

Property ID: 25336051 - 32689 Kalletal

- At a glance
- The property
- Energy Data
- A first impression
- Details of amenities
- Other information
- Contact partner

Property ID: 25336051 - 32689 Kalletal

## At a glance

|                      |             |                               |                                                                           |
|----------------------|-------------|-------------------------------|---------------------------------------------------------------------------|
| Property ID          | 25336051    | Purchase Price                | 369.000 EUR                                                               |
| Living Space         | ca. 120 m²  | Commission                    | Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises |
| Roof Type            | Gabled roof | Modernisation / Refurbishment | 2024                                                                      |
| Rooms                | 5           | Condition of property         | Renovated                                                                 |
| Bedrooms             | 4           | Construction method           | Solid                                                                     |
| Bathrooms            | 1           | Equipment                     | Terrace, Guest WC, Garden / shared use, Built-in kitchen                  |
| Year of construction | 1959        |                               |                                                                           |

Property ID: 25336051 - 32689 Kalletal

## Energy Data

|                                |                 |                                                      |                                |
|--------------------------------|-----------------|------------------------------------------------------|--------------------------------|
| Type of heating                | Central heating | Energy Certificate                                   | Energy consumption certificate |
| Energy Source                  | Oil             | Final energy consumption                             | 83.50 kWh/m²a                  |
| Energy certificate valid until | 14.11.2035      | Energy efficiency class                              | C                              |
| Power Source                   | Oil             | Year of construction according to energy certificate | 1959                           |



Property ID: 25336051 - 32689 Kalletal

## The property



Property ID: 25336051 - 32689 Kalletal

## The property





Property ID: 25336051 - 32689 Kalletal

## The property



Property ID: 25336051 - 32689 Kalletal

## The property





Property ID: 25336051 - 32689 Kalletal

## The property



Property ID: 25336051 - 32689 Kalletal

## A first impression

This detached single-family home is situated in a quiet location in the Bentorf district of Kalletal, on a spacious 910 m<sup>2</sup> plot. The house has been completely renovated and modernized, so that only the original foundation remains. The electrical system, plumbing, interior, roof, windows, heating, and facade have all been comprehensively renewed, resulting in a property in excellent condition. It is ready for immediate occupancy without any major renovations; only standard painting to suit individual tastes might be required. The living space of approximately 120 m<sup>2</sup> is sensibly and practically laid out. The ground floor features a large room that can be flexibly used as a bedroom or office. A floor-to-ceiling window with a handle allows it to even serve as a separate entrance for clients if needed. The ground floor also includes a bright living room with direct access to the terrace, an open-plan kitchen with an adjoining dining area, and a guest WC. Upstairs, there are three bedrooms and a full bathroom with natural light. The converted attic is not included in the living space calculation, but offers additional storage or other potential uses, enhancing the practicality of the house. A wood-burning stove is present in the living room; a new stove would be required for continued use. Since all connections are already in place and have been inspected and approved, replacement can be carried out without difficulty. The garden is well-maintained and offers a comfortable size for leisure and relaxation. The property also includes a large garage with an electric door, providing parking for a vehicle as well as additional storage space. A fiber optic connection is already installed in the house, enabling a fast internet connection for a home office. Overall, the house is in a modern, solid condition and allows for a straightforward move-in. It is ideally suited for families or couples seeking a well-maintained and peaceful home.

Property ID: 25336051 - 32689 Kalletal

## Details of amenities

### HIGHLIGHTS

- + großes Grundstück
- + ruhige Lage
- + viele Schlafzimmer
- + Kaminofenanschluss
- + große Garage
- + hochwertige Einbauküche



Property ID: 25336051 - 32689 Kalletal

## Other information

Es liegt ein Energieverbrauchsausweis vor.

Dieser ist gültig bis 14.11.2035.

Endenergieverbrauch beträgt 83.50 kwh/(m<sup>2</sup>\*a).

Wesentlicher Energieträger der Heizung ist Öl.

Das Baujahr des Objekts lt. Energieausweis ist 1959.

Die Energieeffizienzklasse ist C.

Property ID: 25336051 - 32689 Kalletal

## 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)