

Kalletal

Kalletal-Bentorf: Fully renovated detached house in a quiet location | Garage | Approx. 120 m² living space + converted attic

Property ID: 25336051

Neuvorstellung



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PURCHASE PRICE: 369.000 EUR • LIVING SPACE: ca. 120 m² • ROOMS: 5 • LAND AREA: 910 m²

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At a glance

Property ID	25336051
Living Space	ca. 120 m²
Roof Type	Gabled roof
Rooms	5
Bedrooms	4
Bathrooms	1
Year of construction	1959

Purchase Price	369.000 EUR
Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Modernisation / Refurbishment	2024
Condition of property	Renovated
Construction method	Solid
Equipment	Terrace, Guest WC, Garden / shared use, Built-in kitchen

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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

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The property



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A first impression

This detached single-family home is situated in a quiet location in the Bentorf district of Kalletal, on a spacious 910 m² 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 m² 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.

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Details of amenities

HIGHLIGHTS

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

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Other information

Es liegt ein Energieverbrauchsausweis vor.

Dieser ist gültig bis 14.11.2035.

Endenergieverbrauch beträgt 83.50 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Öl.

Das Baujahr des Objekts lt. Energieausweis ist 1959.

Die Energieeffizienzklasse ist C.

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Contact partner

For further information, please contact your contact person:

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