

Halle

# Highly sought-after location: Spacious town villa in the bird district

*Property ID: 25158005*



PURCHASE PRICE: 570.000 EUR • LIVING SPACE: ca. 177 m<sup>2</sup> • ROOMS: 8 • LAND AREA: 508 m<sup>2</sup>

Property ID: 25158005 - 06110 Halle

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## At a glance

|                      |                                       |
|----------------------|---------------------------------------|
| Property ID          | 25158005                              |
| Living Space         | ca. 177 m²                            |
| Rooms                | 8                                     |
| Bathrooms            | 2                                     |
| Year of construction | 1933                                  |
| Type of parking      | 2 x Outdoor parking space, 2 x Garage |

|                               |                                                                           |
|-------------------------------|---------------------------------------------------------------------------|
| Purchase Price                | 570.000 EUR                                                               |
| Commission                    | Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises |
| Modernisation / Refurbishment | 2012                                                                      |
| Condition of property         | Well-maintained                                                           |
| Construction method           | Solid                                                                     |
| Equipment                     | Garden / shared use, Balcony                                              |

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## Energy Data

|                                |                   |                                                      |                           |
|--------------------------------|-------------------|------------------------------------------------------|---------------------------|
| Type of heating                | Central heating   | Energy Certificate                                   | Energy demand certificate |
| Energy Source                  | Light natural gas | Final Energy Demand                                  | 155.10 kWh/m²a            |
| Energy certificate valid until | 31.07.2035        | Energy efficiency class                              | E                         |
| Power Source                   | Gas               | Year of construction according to energy certificate | 1930                      |

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## The property



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## A first impression

Detached house in a sought-after location in Halle: This two-family house in Vogelweide, one of Halle's most desirable residential areas, boasts charming period features dating back to 1930. It sits on a beautiful plot of approximately 508 m<sup>2</sup>, with lovingly landscaped green spaces and a well-maintained garden equipped with an irrigation system to minimize upkeep. The solidly constructed building offers a total living area of approximately 180 m<sup>2</sup>, divided into two separate apartments of about 90 m<sup>2</sup> each. The ground-floor apartment is currently rented. Both units are four-room apartments, each with a living room, several bedrooms/children's rooms, a kitchen, and a bathroom. Each apartment features a glass-enclosed balcony directly accessible from the kitchen. Features include high-quality golden oak parquet flooring, double-glazed windows, and a modern gas heating system installed in 2013. Both apartments underwent extensive renovations that same year, ensuring immediate and comfortable occupancy. The upstairs apartment requires some modernization in the bathroom – an opportunity to incorporate your own ideas and style preferences. The roof was replaced in 2001. The building structure is generally well-maintained and sound. Two garages on the property, along with a private driveway, offer convenient parking and storage options. The basement is bright and well-utilized thanks to large windows. It houses a boiler room, a laundry room, and additional storage space.

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## Details of amenities

- Massives Zweifamilienhaus
- Baujahr ca. 1930
- Grundstücksfläche ca. 508 m<sup>2</sup> mit schönem, gepflegtem Garten
- 2 Garagen auf dem Grundstück
- Professionelle Bewässerungsanlage von "Hunter" im Garten vorhanden
- Zwei separate 4-Zimmer-Wohnungen, je ca. 90 m<sup>2</sup> Wohnfläche, insgesamt ca. 180 m<sup>2</sup>
- Wohnung im Erdgeschoss momentan vermietet
- Goldeiche-Parkettboden in den Wohnungen
- Beide Wohnungen mit Balkon jeweils an der Küche
- Einbauküche im 1. OG
- Doppelverglaste Fenster
- Gasheizung, erneuert 2013
- letzte Sanierung 2013
- Obere Wohnung: Badezimmer renovierungsbedürftig
- Dach neu gedeckt (2001)
- Dachgeschoss plus Spitzboden mit Ausbaureserve
- Keller mit Heizungsraum und Waschmaschinenraum

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## All about the location

Die Lage in der Vogelweide, im Süden von Halle, ist ausgesprochen attraktiv: grüne Wohnsiedlungen, gute Infrastruktur, angenehme Nachbarschaft und eine ruhige Atmosphäre machen diesen Standort besonders begehrt. Schulen, Einkaufsmöglichkeiten, Ärzte sowie öffentliche Verkehrsanbindung sind in guter Erreichbarkeit vorhanden, ohne dass man auf die Ruhe einer bevorzugten Wohngegend verzichten muss.

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## Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 31.7.2035.

Endenergiebedarf beträgt 155.10 kwh/(m<sup>2</sup>\*a).

Wesentlicher Energieträger der Heizung ist Erdgas leicht.

Das Baujahr des Objekts lt. Energieausweis ist 1930.

Die Energieeffizienzklasse ist E.

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## Contact partner

For further information, please contact your contact person:

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