

Gauting

# Summer will come again...

*Property ID: MH984*



PURCHASE PRICE: 1.999.000 EUR • LIVING SPACE: ca. 220 m<sup>2</sup> • ROOMS: 6 • LAND AREA: 1.200 m<sup>2</sup>

Property ID: MH984 - 82131 Gauting

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## At a glance

|                      |                                       |
|----------------------|---------------------------------------|
| Property ID          | MH984                                 |
| Living Space         | ca. 220 m²                            |
| Available from       | 03.12.2025                            |
| Rooms                | 6                                     |
| Bedrooms             | 4                                     |
| Bathrooms            | 2                                     |
| Year of construction | 2010                                  |
| Type of parking      | 3 x Outdoor parking space, 2 x Garage |

|                               |                                                                            |
|-------------------------------|----------------------------------------------------------------------------|
| Purchase Price                | 1.999.000 EUR                                                              |
| Commission                    | Käuferprovision beträgt 2,975 % (inkl. MwSt.) des beurkundeten Kaufpreises |
| Modernisation / Refurbishment | 2025                                                                       |
| Condition of property         | Well-maintained                                                            |
| Construction method           | Solid                                                                      |
| Usable Space                  | ca. 40 m²                                                                  |
| Equipment                     | Terrace, Guest WC, Swimming pool, Sauna                                    |

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## Energy Data

|                                |                        |                                                      |                                |
|--------------------------------|------------------------|------------------------------------------------------|--------------------------------|
| Type of heating                | Underfloor heating     | Energy Certificate                                   | Energy consumption certificate |
| Energy Source                  | Air-to-water heat pump | Final energy consumption                             | 22.60 kWh/m²a                  |
| Energy certificate valid until | 01.12.2033             | Energy efficiency class                              | A+                             |
| Power Source                   | Air-to-water heat pump | Year of construction according to energy certificate | 2010                           |

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## The property



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## A first impression

A natural idyll bordering a nature reserve – Modern living with style and quality of life. Welcome to your new home – nestled in an idyllic, perfectly landscaped property with mature, magnificent trees, yet bathed in light and sunshine. This exceptional property is located directly opposite a nature reserve, offering peace, privacy, and a living experience close to nature. The architecture impresses with clean lines and timeless elegance. The family-friendly floor plan offers generously proportioned, bright rooms with seamless transitions between indoors and outdoors. Large windows allow plenty of natural light to flood in, harmoniously connecting the interior with the surrounding nature. The highlight for outdoor enthusiasts: The spacious terraces and the covered, heated outdoor swimming pool invite you to relax, play, and enjoy yourself – in every season. Here, outdoor living becomes a natural part of your everyday life. The building rights on this large park-like property are not yet fully utilized and even offer further expansion possibilities. Despite the quiet, natural setting, the transport links are excellent: both Gauting and Starnberg are easily and quickly accessible – ideal for commuters and families who want to live close to nature yet still be connected to urban areas.

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## Details of amenities

Einbauküche

Fußbodenheizung

Rollläden an allen Fenstern

Terrassenbelag WPC Vollholz

Sauna im Bad OG

BWT Entkalkungsanlage

Überdachtes Außenschwimmbad ( 8x4 m), Wärmepumpe, Glasperlenfilteranlage und Dosieranlage

Wallbox

Garten Bewässerungssystem

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## All about the location

Diese Villa befindet sich in einer ruhigen, familienfreundlichen und naturnahen Anliegerstraße ( St. Ulrichs-Weg ) im Ortsteil Königswiesen von Gauting. Königswiesen ist ein historisch gewachsener Ortsteil von Gauting, der sich durch seine grüne Lage im Würmtal auszeichnet. Die Umgebung lädt zu Spaziergängen, Wanderungen und Fahrradtouren ein.

Die Anbindung ist sowohl durch die S-Bahn als auch durch Buslinien hervorragend- sowohl nach Starnberg als auch nach München.

Gauting verfügt über zahlreiche Kindergärten und Schulen und wirklich viele Freizeit- und Sportangebote.

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## Other information

Es liegt ein Energieverbrauchsausweis vor.

Dieser ist gültig bis 1.12.2033.

Endenergieverbrauch beträgt 22.60 kwh/(m<sup>2</sup>\*a).

Wesentlicher Energieträger der Heizung ist Luft/wasser Wärmepumpe.

Das Baujahr des Objekts lt. Energieausweis ist 2010.

Die Energieeffizienzklasse ist A+.

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## Contact partner

For further information, please contact your contact person:

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