

Eltmann

Living by the water, a house with many possibilities

Property ID: 25161079



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PURCHASE PRICE: 592.000 EUR • LIVING SPACE: ca. 240 m² • ROOMS: 12 • LAND AREA: 450 m²

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At a glance

Property ID	25161079
Living Space	ca. 240 m²
Roof Type	Gabled roof
Rooms	12
Bedrooms	6
Bathrooms	3
Year of construction	1910
Type of parking	3 x Outdoor parking space, 2 x Garage

Purchase Price	592.000 EUR
Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Modernisation / Refurbishment	2015
Condition of property	Completely renovated
Construction method	Solid
Usable Space	ca. 60 m²
Equipment	Guest WC, Fireplace, Garden / shared use, Built-in kitchen

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Energy Data

Type of heating	Stove	Energy Certificate	Energy consumption certificate
Energy Source	wood	Final energy consumption	95.80 kWh/m²a
Energy certificate valid until	15.10.2033	Energy efficiency class	C
Power Source	Gas	Year of construction according to energy certificate	1910

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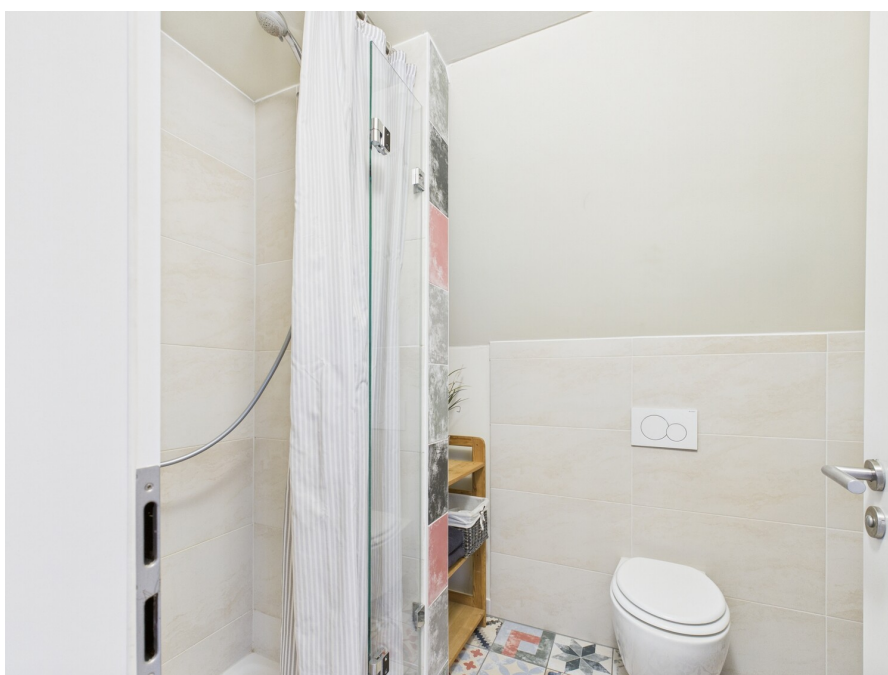
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A first impression

This charming, fully renovated multi-family home, originally built in 1910, boasts a generous living space of approximately 240 m² and sits on a roughly 450 m² plot. A comprehensive modernization was carried out in 2015, including a new and insulated roof and the conversion of the attic into a separate apartment. The building's technical systems and the ground floor layout were also updated. The property offers a total of 12 rooms spread across three floors, six of which can be used as bedrooms. Part of the house is designated as a commercial unit and can be transferred as such. The ground floor comprises the communal areas: a spacious living room, bathed in natural light thanks to its large windows. Adjacent to the living room is a spacious kitchen. Also on the ground floor are two additional rooms that can be used flexibly, for example, as offices or guest rooms, as well as a bathroom. Temporary living or Airbnb options are also conceivable. The first floor offers further bedrooms, each with an attractive size and flexible usage possibilities. Another highlight is the separately accessible unit created during the modernization in the converted attic. This apartment features a large living room, bedrooms, a private bathroom, and kitchen connections – ideal for use as a separate apartment, for example, for adult children or for rental purposes. The property is heated by a combination of wood-burning stoves and a modern central heating system, ensuring comfortable temperatures and low energy consumption. Some of the windows have been replaced, contributing to improved energy efficiency. The standard quality of the fixtures and fittings provides a solid foundation for individual design options. The garden is low-maintenance and includes a recreational area and a small terrace. Storage space for bicycles or garden equipment is also available on the property. Parking spaces are located directly in front of the house. A beer garden or restaurant is also possible; the necessary permits are in place. A building permit for a tiny house is also available. The property's location is characterized by its excellent infrastructure and proximity to shops, schools, and public transport. Therefore, the property is an attractive option for families, multi-generational living, and investment properties alike. Viewings are possible by appointment. We would be happy to send you further documents upon request or answer any questions you may have. Take this opportunity to get to know this well-maintained apartment building better.

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All about the location

Eltmann ist eine Kleinstadt in Unterfranken im Landkreis Haßberge mit ca. 5500 Einwohnern.

Die schöne romantische Stadt ist geprägt durch viele verträumte Gassen und die alte Stadtmauer. Nördlich ist sie das Eingangstor zum Naturpark Steigerwald.

Eltman besitzt eine hervorragende Infrastruktur mit guten Einkaufsmöglichkeiten, zahlreichen Lokalen, Kindergärten, Grund- Haupt und Realschule sowie eine gute ärztliche Versorgung. Freizeitangebote wie z.B. das Freibad, Tennis- und Fußballplatz und der Yachthafen mit seinem regen Vereinsleben sprechen für die Kleinstadt. Für Golfer gibt es ganz in der Nähe einen 18-Loch Golfclub Haßberge.

Es besteht eine sehr gute Verkehrsanbindung in Richtung Bamberg (16km) Schweinfurt und Würzburg. Die Maintalautobahn A70 erreichen in weniger als 1 km.

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Other information

Es liegt ein Energieverbrauchsausweis vor.

Dieser ist gültig bis 15.10.2033.

Endenergieverbrauch beträgt 95.80 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Holz-Hackschnitzel.

Das Baujahr des Objekts lt. Energieausweis ist 1910.

Die Energieeffizienzklasse ist C.

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Contact partner

For further information, please contact your contact person:

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