

Litzendorf

Versatile investment property with residential and commercial use

Property ID: 25161083



www.von-poll.com

PURCHASE PRICE: 1.045.000 EUR • LIVING SPACE: ca. 529 m² • ROOMS: 15 • LAND AREA: 1.400 m²

Property ID: 25161083 - 96123 Litzendorf

- **At a glance**
- **The property**
- **Energy Data**
- **Floor plans**
- **A first impression**
- **All about the location**
- **Contact partner**

Property ID: 25161083 - 96123 Litzendorf

At a glance

Property ID	25161083
Living Space	ca. 529 m ²
Roof Type	Gabled roof
Rooms	15
Bedrooms	9
Bathrooms	5
Type of parking	10 x Outdoor parking space

Purchase Price	1.045.000 EUR
Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Modernisation / Refurbishment	2024
Condition of property	Well-maintained
Construction method	Solid
Equipment	Terrace, Guest WC, Built-in kitchen

Property ID: 25161083 - 96123 Litzendorf

Energy Data

Type of heating	Central heating
Energy Source	Gas
Energy certificate valid until	17.09.2027
Power Source	Gas

Energy Certificate	Energy consumption certificate
Final energy consumption	148.10 kWh/m²a
Energy efficiency class	E
Year of construction according to energy certificate	1972

Property ID: 25161083 - 96123 Litzendorf

The property



Property ID: 25161083 - 96123 Litzendorf

The property



Property ID: 25161083 - 96123 Litzendorf

The property



Property ID: 25161083 - 96123 Litzendorf

The property



Property ID: 25161083 - 96123 Litzendorf

The property



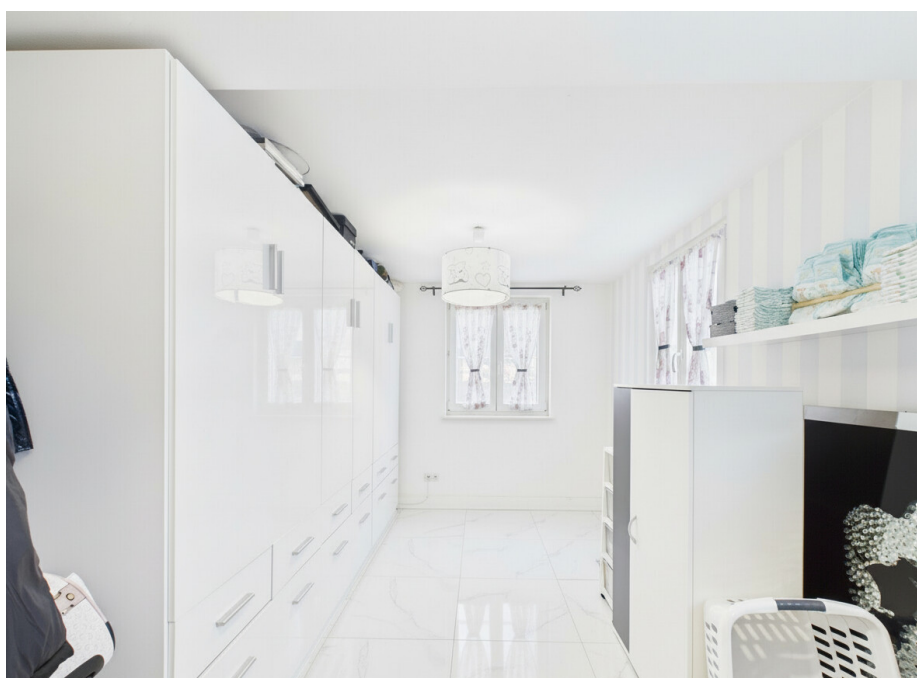
Property ID: 25161083 - 96123 Litzendorf

The property



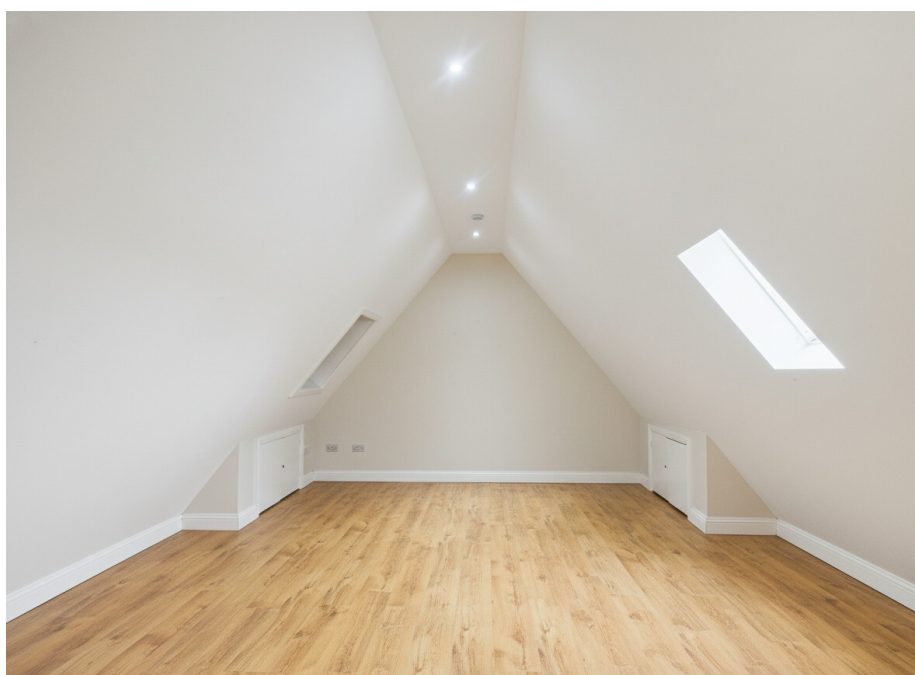
Property ID: 25161083 - 96123 Litzendorf

The property



Property ID: 25161083 - 96123 Litzendorf

The property



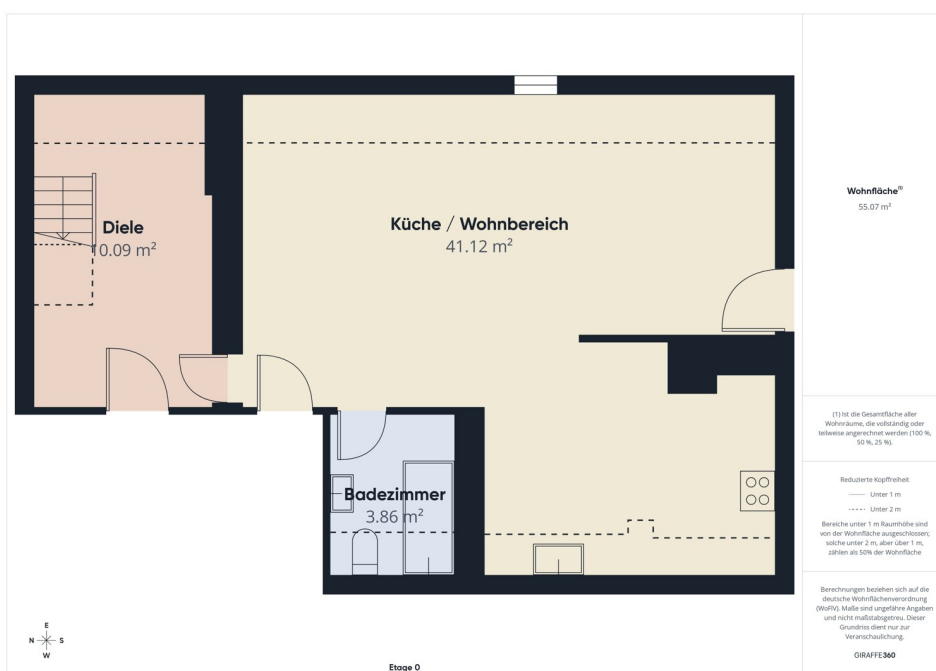
Property ID: 25161083 - 96123 Litzendorf

The property



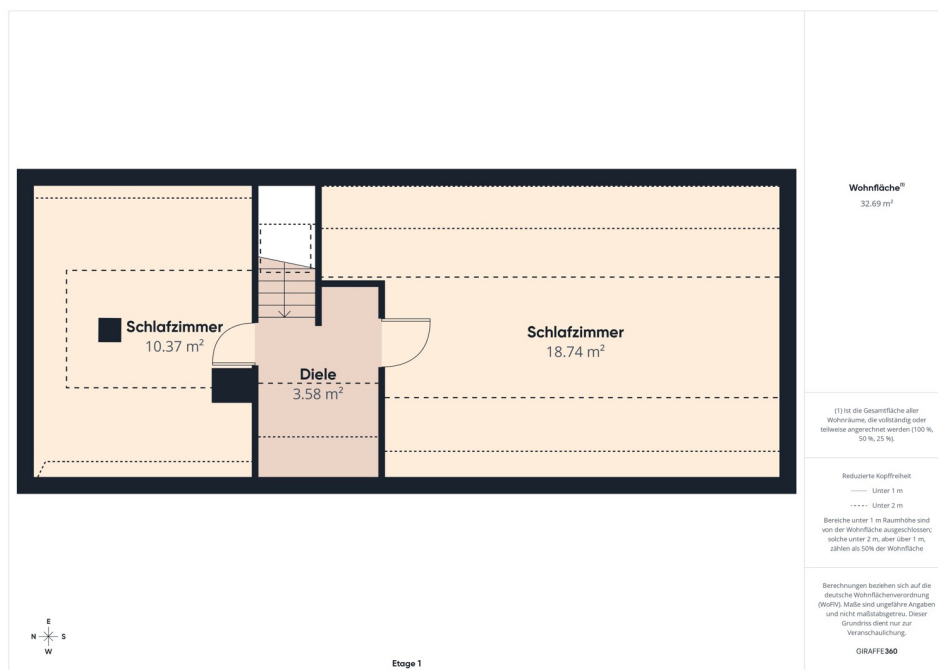
Property ID: 25161083 - 96123 Litzendorf

The property



Property ID: 25161083 - 96123 Litzendorf

The property



FÜR SIE IN DEN BESTEN LAGEN



Vertrauen Sie einem Experten,
wenn es um die Vermittlung
Ihrer Immobilie geht.

Kontaktieren Sie uns für
eine persönliche Beratung:

T.: 0951 - 51 93 231 0

www.von-poll.com/bamberg

Property ID: 25161083 - 96123 Litzendorf

Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

Property ID: 25161083 - 96123 Litzendorf

A first impression

This spacious residential and commercial building is situated on a plot of approximately 690 m² in a sought-after and easily accessible location. It is ideally suited for those seeking versatile living options with ample room to grow. The building boasts a successful combination of four apartments and one commercial unit, all of which are currently rented. The total living space is distributed across fifteen rooms, including nine bedrooms and five bathrooms. This diverse range of spaces makes the property perfectly suited for larger families, shared living arrangements, or as a multi-generational home. The ground floor features a well-established and spacious restaurant with a garden, as well as ample parking. Business-oriented buyers will also find the existing commercial space and separate living areas ideal for combining living and working under one roof. The building was designed to ensure sufficient privacy for all residents. Each of the four apartments features a well-thought-out layout that allows for individual design options. Generous windows provide bright and airy living spaces. The bathrooms in the units are modernly equipped, mostly with natural light, and primarily feature showers, with some also including bathtubs. The property includes a well-maintained plot of land offering various landscaping options. Technically, the building is solidly equipped and meets current standards for utilities and building services. Individual adaptations to specific needs can be easily implemented. The apartments and the commercial space have separate entrances, allowing for functional separation and efficient use. Excellent connections to public transportation, shopping facilities, schools, and recreational amenities ideally complement the offering. The central location ensures convenient access for both residents and visitors to the commercial space. With its combination of four residential units and a flexibly designed commercial space, this building offers a versatile usage concept and is attractive to both owner-occupiers and investors. We encourage you to arrange a viewing appointment to experience this exceptional property firsthand.

Property ID: 25161083 - 96123 Litzendorf

All about the location

Gemeinde Litzendorf im oberfränkischen Landkreis Bamberg ist ca. 8km entfernt im Östlichen Landkreis.

Die Immobilie befindet sich in einer angenehmen Wohnsiedlung inmitten von Litzendorf. Einkaufsmöglichkeiten für "Dinge des täglichen Bedarfs" sind in naher Umgebung vorzufinden. Litzendorf verfügt über eine sehr gute Infrastruktur. Kindertagesstätten, Schule, Ärzte, Banken, Apotheke, Gaststätten sowie verschiedene Einkaufsmöglichkeiten befinden sich im Ort.

Die Anreise nach Litzendorf erfolgt über die Autobahnausfahrten „Bamberg / Ost Litzendorf“ der A73 und „Scheßlitz“ der A70. Mit dem Bus ist das Gemeindegebiet von Bamberg aus an allen Tagen der Woche zu erreichen.

Property ID: 25161083 - 96123 Litzendorf

Contact partner

For further information, please contact your contact person:

Sophie Grohganzen & Werner Schauer

Untere Königstraße 10, 96052 Bamberg

Tel.: +49 951 - 51 93 231 0

E-Mail: bamberg@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com