Mansfeld

Price reduction! Luxurious property in the Harz foothills

Property ID: 24158007

PURCHASE PRICE: 775.000 EUR • LIVING SPACE: ca. 770 m^2 • ROOMS: 10 • LAND AREA: 7.550 m^2

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At a glance

Property ID	24158007
Living Space	ca. 770 m²
Rooms	10
Bedrooms	7
Bathrooms	3
Year of construction	2012

Purchase Price	775.000 EUR
Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Condition of property	Like new
Construction method	Solid
Equipment	Terrace, Guest WC, Swimming pool, Fireplace, Garden / shared use, Built-in kitchen, Balcony

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Energy Data

Energy Source	Pellet
Energy certificate valid until	18.12.2034
Power Source	Pellet-Fuelled

Energy Certificate	Energy consumption certificate
Final energy consumption	95.00 kWh/m²a
Energy efficiency class	C
Year of construction according to energy certificate	2006

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The property

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A first impression

This exceptional villa combines timeless elegance and modern luxury in a unique architectural design. Situated on a sprawling plot, this property offers not only ample space but also the highest quality of life and privacy. The impressive entrance hall welcomes you with a cantilevered oak staircase that majestically spans two floors, revealing the stylish stairwell. This architectural masterpiece creates a feeling of spaciousness and exclusivity right from the entrance. With a total of ten luxurious rooms spread over two floors, the villa offers a harmonious blend of modern design and functional elegance. The ground floor boasts generously sized, light-filled rooms featuring exquisite parquet and stone flooring, creating a warm and inviting atmosphere. The high ceilings and open, airy layouts lend each room an impressive sense of spaciousness. Upstairs, a wraparound gallery offers unobstructed views of the impressive entrance hall and the rooms below. Here, the view opens onto the exclusive rooms, some of which feature access to a private balcony and offer breathtaking views of the manicured grounds and the surrounding area. Large windows flood the house with natural light, bathing it in a harmonious glow. The villa boasts a state-of-the-art, luxurious kitchen that leaves nothing to be desired. Equipped with the latest appliances, this kitchen becomes not only a hub for culinary delights but also the heart of the home. The bathrooms, designed with the finest materials, offer a spa-like experience for every family member or guest. Another highlight is the heated indoor pool, which can be enjoyed year-round, bringing a sense of vacation and relaxation right to your own home. The adjacent wellness area perfectly complements the luxurious ambiance. The spacious terrace, approximately 300 square meters in size and paved with elegant sandstone, invites you to unwind and linger. It offers ample space for lounge areas and dining facilities, while also providing breathtaking views of the expansive grounds, which feature a swimming pond, a fountain, and beautifully landscaped gardens. A dog kennel is also located on the property. The villa is complemented by a generous 100 m² garage, offering enough space for several vehicles and meeting the highest standards of comfort. With all its unique features and luxurious amenities, this villa is the perfect home for discerning buyers who wish to realize their dream of exclusive living with the utmost style and comfort. Live the luxury you deserve – in a home that leaves nothing to be desired.

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Details of amenities

- Wohnfläche mit 10 Zimmern auf ca. 770 m²
- Freitragende Treppe
- Rundbogenfenster, Rundbogentüren
- Marmor
- Sehr hochwertiges Parkett
- Steinfließen
- Wellnessbereich
- Beheiztes Schwimmbad im Innenbereich
- Kamin
- Ca. 300 m² Terrasse mit Naturstein belegt
- Teilunterkellert

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All about the location

Das Anwesen befindet sich auf einem uneinsehbaren Grundstück in der ruhigen, naturnahen Ortschaft Molmerswende im östlichen Harzvorland, ca. 20 km von Eisleben entfernt. Es ist ein Ortsteil der Lutherstadt Mansfeld, umgeben von Wäldern und unweit des Flusses Wipper.

Trotz der ländlichen Ruhe sind alle wichtigen Einrichtungen wie Geschäfte, Schulen und Ärzte in den nahegelegenen Städten Mansfeld und Hettstedt schnell erreichbar. Im Ort selbst finden sich ein Fleischer, Bäcker und ein Wirtshaus.

Molmerswende ist verkehrstechnisch gut angebunden. Die Ortschaft bietet schnellen Zugang zu den Städten Mansfeld und Hettstedt. Über die nahegelegenen Bundesstraßen sind größere Städte und das überregionale Straßennetz problemlos erreichbar, während öffentliche Verkehrsmittel regelmäßig in die Umgebung verkehren.

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Other information

Es liegt ein Energieverbrauchsausweis vor.
Dieser ist gültig bis 18.12.2034.
Endenergieverbrauch beträgt 95.00 kwh/(m^2*a).
Wesentlicher Energieträger der Heizung ist Pelletheizung.
Das Baujahr des Objekts lt. Energieausweis ist 2006.
Die Energieeffizienzklasse ist C.

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Contact partner

For further information, please contact your contact person:

Sebastian Wießner

Friedrich-Ebert-Straße 45, 04109 Leipzig
Tel.: +49 341 - 58 32 88 0
E-Mail: leipzig@von-poll.com

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