

**Mettenheim**

# Versatile family property with commercial option and separate apartment to fulfill your living wishes!

**Property ID: 24154016**



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**PURCHASE PRICE: 709.000 EUR • LIVING SPACE: ca. 245 m<sup>2</sup> • ROOMS: 7 • LAND AREA: 459 m<sup>2</sup>**

**Property ID: 24154016 - 67582 Mettenheim**

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## At a glance

Property ID	24154016	Purchase Price	709.000 EUR
Living Space	ca. 245 m <sup>2</sup>	Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Roof Type	Gabled roof	Condition of property	Completely renovated
Rooms	7	Construction method	Solid
Bedrooms	5	Usable Space	ca. 121 m <sup>2</sup>
Bathrooms	2	Equipment	Guest WC, Fireplace, Garden / shared use, Built-in kitchen, Balcony
Year of construction	1894		
Type of parking	2 x Outdoor parking space, 1 x Garage		

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## Energy Data

Type of heating	Stove	Energy Certificate	Energy consumption certificate
Energy Source	Gas	Final energy consumption	118.90 kWh/m <sup>2</sup> a
Energy certificate valid until	22.01.2035	Energy efficiency class	D
Power Source	Gas	Year of construction according to energy certificate	2001

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## A first impression

Welcome to this impressive historic property, a former winegrower's estate dating back to 1894. High-quality extensions in 2001, along with extensive modernization and renovations in 2008 and 2009, have completely renovated the house, giving it the highest level of living comfort combined with modern energy standards. The property was rebuilt using high-quality Poroton bricks and features triple and double glazing, ensuring excellent insulation and energy efficiency. Heating is provided by a gas condensing boiler from 2001, supplemented by a solar thermal system and a photovoltaic system, which not only reduce energy costs but also enable environmentally friendly living. One of the outstanding features of this property is the extension, which created a self-contained apartment with a separate entrance. This unit offers a variety of uses, whether as an office, medical practice, rental unit, or living space for family members. In the living area on the upper floor, a wood-burning stove (HASE, model COMO) provides pleasant warmth and coziness. A second tiled stove (BUDERUS) in the separate apartment offers additional comfort. The house's generous layout represents classic charm combined with modern comfort. The upper floor features a high-quality kitchen, included in the purchase price, that leaves nothing to be desired. Equipped with modern appliances, the kitchen offers the ideal space for culinary creations. Another highlight of the property is the spacious double garage. This is a significant advantage, especially for business owners, as it provides ample space for tractors or vans. Furthermore, the undeveloped land adjacent to the garage offers further expansion potential, making it possible to optimally combine living and working under one roof. Thanks to its unique location and features, the property offers the opportunity to enjoy life in a historic setting without sacrificing modern amenities. The combination of a traditional winery estate and modern living standards makes this house a truly unique opportunity. Please clarify the financing options before scheduling a viewing appointment.

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## Other information

Es liegt ein Energieverbrauchsausweis vor.

Dieser ist gültig bis 22.1.2035.

Endenergieverbrauch beträgt 118.90 kWh/(m<sup>2</sup>\*a).

Wesentlicher Energieträger der Heizung ist Gas.

Das Baujahr des Objekts lt. Energieausweis ist 2001.

Die Energieeffizienzklasse ist D.

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## Contact partner

For further information, please contact your contact person:

Markus Platt

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*To the Disclaimer of von Poll Immobilien GmbH*

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