

Mölsheim

Sophisticated architecture in a quiet location with a separate apartment, solar panels and two internal garages!

Property ID: 25154006

FÜR SIE IN DEN BESTEN LAGEN



PURCHASE PRICE: 525.000 EUR • LIVING SPACE: ca. 196,2 m² • ROOMS: 7 • LAND AREA: 580 m²

Property ID: 25154006 - 67591 Mölsheim

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At a glance

Property ID	25154006
Living Space	ca. 196,2 m ²
Roof Type	Half-hipped roof
Rooms	7
Bedrooms	4
Bathrooms	3
Year of construction	1996
Type of parking	2 x Outdoor parking space, 2 x Garage

Purchase Price	525.000 EUR
House	Single-family house / Detached house
Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Condition of property	Well-maintained
Construction method	Solid
Usable Space	ca. 108 m ²
Equipment	Terrace, Fireplace, Garden / shared use, Built-in kitchen

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Energy Data

Type of heating	Central heating
Energy Source	Oil
Energy certificate valid until	03.06.2034
Power Source	Oil

Energy Certificate	Energy demand certificate
Final Energy Demand	133.93 kWh/m²a
Energy efficiency class	E
Year of construction according to energy certificate	2022

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A first impression

This well-maintained property presents itself as an inviting detached house with a self-contained apartment that has its own separate entrance. Built in 1996, the house sits on a plot of approximately 580 m². With a living area of approximately 196.2 m², it offers ample space for families seeking a comfortable and functional home. The house comprises a total of 7 rooms, including 4 spacious bedrooms that allow for flexible room layouts. Three modern bathrooms provide added convenience. The sophisticated architecture is underscored by solid construction (Liapor-Super K stone exterior) and features high-end finishes that meet the highest standards of quality and comfort. A romantic wood-burning stove is centrally located in the living and dining room, providing warmth and a cozy atmosphere. The main residence boasts a large terrace with beautiful views of the garden, ideal for relaxing outdoors. The interior is complemented by a high-quality fitted kitchen and a separate pantry. The combination of central heating and solar thermal energy efficiently supplies the house with hot water, contributing to low energy costs. An additional 7,000-liter rainwater cistern demonstrates the property's environmentally conscious design. Two internal garages offer secure parking and additional storage space. The separate apartment makes the house particularly attractive for multi-generational living or long-term accommodation for a caregiver. The house has been continuously maintained and regularly modernized to meet current standards. Underfloor and rafter insulation in the attic ensure a comfortable indoor climate. Underfloor heating is combined with traditional radiators. Overall, the property is characterized by high-quality fixtures and a well-designed layout. In conclusion, this house is an excellent choice for families who value both spaciousness and quality amenities. This detached house with a separate apartment is also well-suited for multi-generational living. Please clarify financing options before scheduling a viewing.

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Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 3.6.2034.

Endenergiebedarf beträgt 133.93 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Öl.

Das Baujahr des Objekts lt. Energieausweis ist 2022.

Die Energieeffizienzklasse ist E.

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Contact partner

For further information, please contact your contact person:

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To the Disclaimer of von Poll Immobilien GmbH

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