

Oppenheim

Exclusive detached house with separate apartment and PV system for your family happiness!

Property ID: 25154004

FÜR SIE IN DEN BESTEN LAGEN



PURCHASE PRICE: 899.000 EUR • LIVING SPACE: ca. 249 m² • ROOMS: 10 • LAND AREA: 522 m²

Property ID: 25154004 - 55276 Oppenheim

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Other information
- Contact partner

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At a glance

Property ID	25154004
Living Space	ca. 249 m²
Roof Type	Half-hipped roof
Rooms	10
Bedrooms	8
Bathrooms	4
Year of construction	2010
Type of parking	2 x Outdoor parking space, 2 x Garage

Purchase Price	899.000 EUR
Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Condition of property	Well-maintained
Construction method	Prefabricated components
Usable Space	ca. 31 m²
Equipment	Terrace, Guest WC, Garden / shared use, Built-in kitchen, Balcony

Property ID: 25154004 - 55276 Oppenheim

Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy consumption certificate
Energy Source	Geothermal energy	Final energy consumption	18.00 kWh/m²a
Energy certificate valid until	04.07.2034	Energy efficiency class	A+
Power Source	Geo Thermal	Year of construction according to energy certificate	2010

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The property



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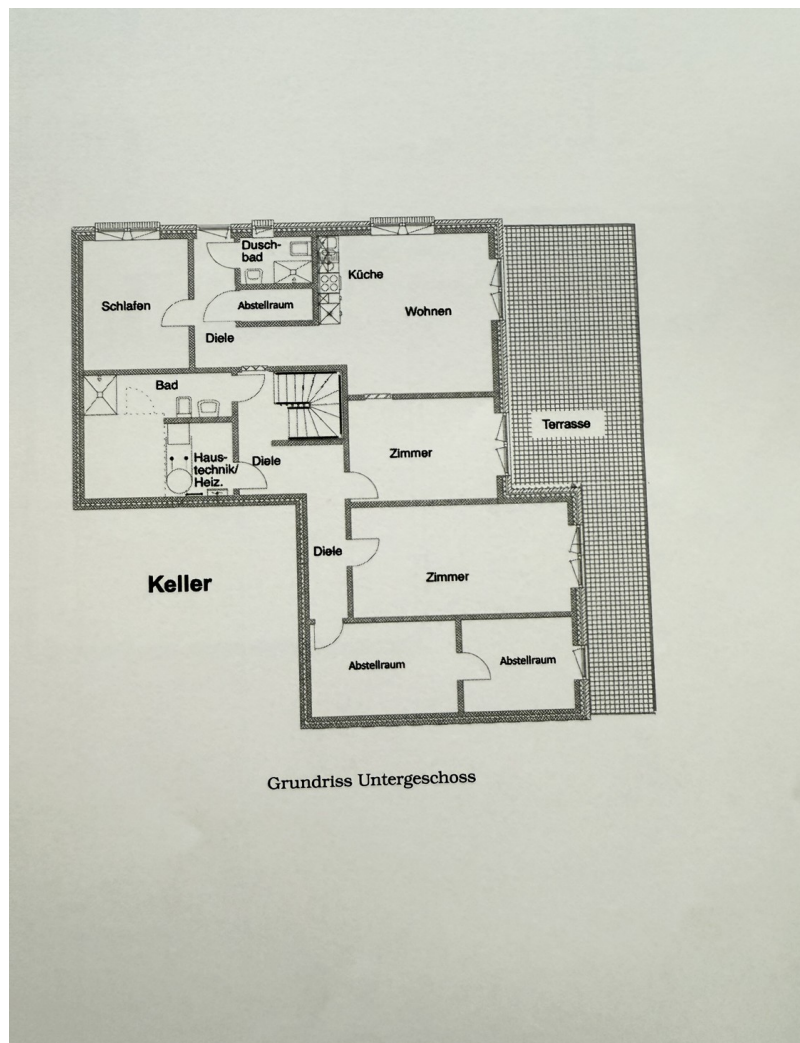


Gern informieren wir Sie persönlich über weitere Details zur Immobilie.
Vereinbaren Sie einen Besichtigungstermin mit uns:
0800 – 333 33 09
Wir freuen uns, von Ihnen zu hören.

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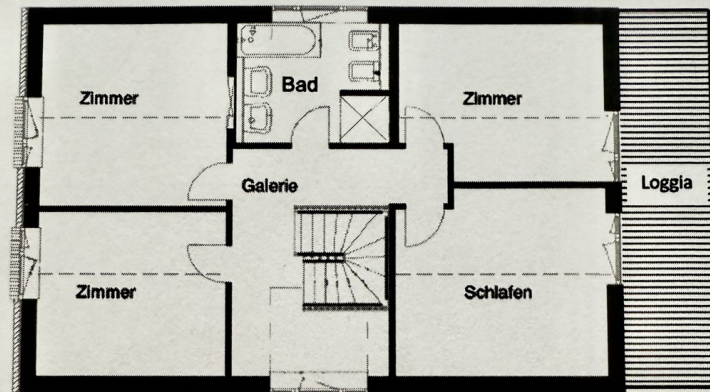
Property ID: 25154004 - 55276 Oppenheim

Floor plans





Grundriss Erdgeschoss



Dachgeschoss

Grundriss Dachgeschoss

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.

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A first impression

For sale is a well-maintained detached house in a quiet residential area of Oppenheim, offering approximately 249 m² of living space on a plot of approximately 522 m². Built in 2010, this KfW 55-certified house impresses with its high-quality features and energy-efficient technology, including geothermal underfloor heating from the renowned Swedish manufacturer NIBE. The property has a total of 10 rooms, including eight bedrooms and four bathrooms. Some of the living areas feature high-quality, 8 mm thick, double-layered solid oak parquet flooring, creating an elegant and durable interior. A particular advantage is the additional climate control provided by six separate air conditioning units, each with individual temperature control. The layout offers a variety of usage possibilities. The attic is insulated with both floor and rafter insulation. The ground floor features a high-quality kitchen. The separate apartment also includes a modern fitted kitchen, which is included in the purchase price. The self-contained apartment is accessed via a separate entrance. A large terrace provides access to the garden. Energy efficiency is a top priority in this property. Triple glazing ensures excellent thermal insulation. A 7,400 kWp photovoltaic system not only contributes to independence from external energy suppliers but also to reducing ongoing energy costs. A sensor-controlled irrigation system in the garden provides optimal watering. A rainwater cistern fed by the roof and an integrated rain management system further contribute to ecological sustainability. The property is situated in an exceptionally quiet residential area of Oppenheim and offers a high quality of life thanks to the combination of modern technology, high-quality construction, and an ideal location. Direct access to local amenities, schools, the train station, and recreational areas makes this detached house particularly attractive for families, couples, and multi-generational living arrangements that appreciate modern living comfort with all the advantages of a well-connected location. The residential street ensures a peaceful and family-friendly environment. We are happy to provide further information or arrange a viewing appointment.

Property ID: 25154004 - 55276 Oppenheim

Details of amenities

- Energieeffiziente Bauweise durch die Kombination einer massiven Steinfassade mit einer Holzständerbauweise der Firma DANHAUS.
- Rot-braune Verklinkerung rundum.
- KFW 55 Haus
- Erdwärmheizung der schwedischen Firma NIBE.
- Photovoltaikanlage mit einer Leistung von 7.400 KWp.
- Klimageräte der Firma Mitsubishi Heavy Industries
- Boden- und Sparrendämmung im Dachgeschoss und in der Doppelgarage.
- ISO Dreifachverglasung
- Regenwasserzisterne
- Regenmanager
- Elektrische Rückstauklappe
- Gardena Bewässerungssystem für den Garten.

Property ID: 25154004 - 55276 Oppenheim

All about the location

Mit ca. 8.000 Einwohnern liegt die Stadt Oppenheim im Landkreis Mainz-Bingen in Rheinland-Pfalz. Geographisch liegt Oppenheim zwischen Mainz und Worms an der B9 und bietet eine sehr interessante geographische Lage.

Oppenheim verfügt über eine sehr interessante Infrastruktur und aufgrund der Autobahnanbindung zu Mainz und der Autobahnanbindung im Süden zur A6 können die großen Wirtschaftsregionen schnell erreicht werden. Auch an die Bahnstrecke Mainz-Ludwigshafen ist Oppenheim angebunden und auch über die Regionalbahnen Mainz-Worms-Ludwigshafen-Mannheim ist Oppenheim gut verbunden.

Auch für Familien ist Oppenheim sehr attraktiv.

Drei Kindergärten, eine Grundschule, ein Gymnasium, eine integrierte Gesamtschule und eine Förderschule bietet Familien und ihren Kindern viele Möglichkeiten sich schulisch auszurichten.

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Other information

Es liegt ein Energieverbrauchsausweis vor.

Dieser ist gültig bis 4.7.2034.

Endenergieverbrauch beträgt 18.00 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Erdwärme.

Das Baujahr des Objekts lt. Energieausweis ist 2010.

Die Energieeffizienzklasse ist A+.

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Contact partner

For further information, please contact your contact person:

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