

Wachenheim

Family home in a beautiful location on the Pfrimm river!

Property ID: 25154010

FÜR SIE IN DEN BESTEN LAGEN



PURCHASE PRICE: 575.000 EUR • LIVING SPACE: ca. 160 m² • ROOMS: 5 • LAND AREA: 722 m²

Property ID: 25154010 - 67591 Wachenheim

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At a glance

Property ID	25154010
Living Space	ca. 160 m²
Roof Type	Half-hipped roof
Rooms	5
Bedrooms	3
Bathrooms	2
Year of construction	19932
Type of parking	2 x Outdoor parking space, 1 x Garage

Purchase Price	575.000 EUR
Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Modernisation / Refurbishment	2017
Condition of property	Well-maintained
Construction method	Prefabricated components
Equipment	Terrace, Guest WC, Garden / shared use, Built-in kitchen, Balcony

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Energy Data

Type of heating	Central heating	Energy Certificate	Energy consumption certificate
Energy Source	Oil	Final energy consumption	70.40 kWh/m²a
Energy certificate valid until	14.07.2035	Energy efficiency class	B
Power Source	Oil	Year of construction according to energy certificate	1993

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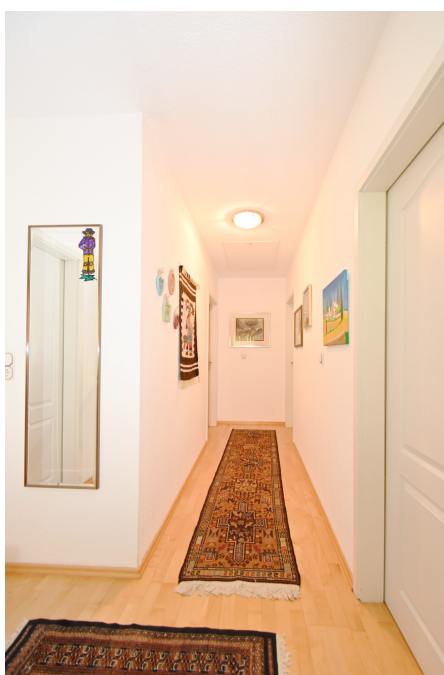
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A first impression

A well-maintained detached house awaits you, situated directly on the Pfrimm River. Its exceptionally quiet location on a residential street combines an idyllic garden by the stream with proximity to the center of Wachenheim. With a generously proportioned living area of approximately 160 square meters and a plot size of 722 square meters, this property offers ample space for you and your family. The house features a total of five rooms, including three bedrooms, two bathrooms, and a separate toilet. Built in 1993 by Kampa as a prefabricated home, the property has been continuously modernized. Modernization measures have included, among other things, the conversion of the ground-floor shower room to be accessible for people with disabilities. The house is equipped with central heating and boasts high-quality finishes. An air conditioning unit has also been installed on the ground floor, ensuring a comfortable indoor climate even during the warmer months. Electric roller shutters throughout much of the house further enhance comfort. A particular highlight of the property is the spacious conservatory, which floods the interior with natural light and is ideal for use as additional living space. Furthermore, the basement offers a full cellar with the option of creating a separate apartment, opening up additional possibilities. The exterior of the house is equally well-designed. The spacious single garage provides ample room not only for a car but also for garden tools, bicycles, and other equipment. Two additional outdoor parking spaces are available. The double-glazed windows ensure excellent energy efficiency and contribute to reduced utility costs. This well-maintained detached house is situated in an attractive, idyllic, and absolutely quiet location directly on the Pfrimm River. Do you value a beautiful, idyllic garden, proximity to nature, and high-quality features in your bright, light-filled home? Then this property, with its generous floor plan, excellent features, and flexible usage options, including the possibility of a separate apartment, is a rare opportunity for you! The following modernizations and alterations were carried out: 1998 Installation of the main bathroom on the upper floor; 1998 Construction of the outdoor areas: paths, palisades, garden; 1999/2000 Construction of a conservatory with a shading system on the previous west-facing terrace; 2000 Outdoor areas: fence, double-leaf driveway gate with electric drive and entrance gate, canopy; 2007 Installation of a toilet in the basement; 2008 Balcony on the south side, new screed and tile flooring; 2009 New KOMPOtherm aluminum front door from Dreißigacker; 2013 Replacement of windows in the conservatory with insulated glass; 2014 Replacement of the awning in the conservatory; 2017 Renovation of the guest bathroom on the ground floor with a barrier-free shower; 2019 Installation of motors for the electric... Operation of roller shutters with sun sensors on the windows and insect screens 2024 Installation of air conditioning in the living-dining area 2024 Installation of a new skylight with electric roller shutter and sun

sensor in the bathroom/upper floor 2025 Renewal of the insulation in the attic (roof):
insulation of the floor

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All about the location

Wachenheim im Zellertal

Umrahmt von der malerischen Landschaft des Zellertals liegt die Weinbaugemeinde Wachenheim idyllisch im Tal der Pfrimm. Wachenheim ist ein Teil der Verbandsgemeinde Monsheim, wo Einkaufsmöglichkeiten, Ärzte und eine Grundschule zu finden sind.

Wachenheim blickt auf eine Geschichte lange vor Christi Geburt zurück. Es gibt zahlreiche Funde vom Ende der Steinzeit und auch viele Zeugnisse einer frühen Besiedlung.

Heute überzeugt die Gemeinde Wachenheim neben ihrem Schloss mit Schlossgarten und ihrer historischen Bausubstanz durch ein starkes Miteinander der Dorfbewohner. So hat Wachenheim beim bundesweiten Wettbewerb „Unser Dorf hat Zukunft“ den dritten Platz erreicht. Hier hat Wachenheim u.a. mit dem Projekt überzeugt, zusammen mit Mölsheim eine gemeinsame Kindertagesstätte aufzubauen. Eine Seniorenresidenz ist gerade im Bau.

Eine lebendige Gemeinschaft engagierter Bürger trägt dazu bei, dass die Wachenheimer gern in ihrem Dorf leben.

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Other information

Es liegt ein Energieverbrauchsausweis vor.

Dieser ist gültig bis 14.7.2035.

Endenergieverbrauch beträgt 70.40 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Öl.

Das Baujahr des Objekts lt. Energieausweis ist 1993.

Die Energieeffizienzklasse ist B.

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Contact partner

For further information, please contact your contact person:

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