

Flörsheim-Dalsheim / Dalsheim

Barrier-free bungalow with luxurious amenities and low energy consumption!

Property ID: 25154014



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PURCHASE PRICE: 630.000 EUR • LIVING SPACE: ca. 130,4 m² • ROOMS: 4 • LAND AREA: 570 m²

Property ID: 25154014 - 67592 Flörsheim-Dalsheim / Dalsheim

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At a glance

Property ID	25154014
Living Space	ca. 130,4 m ²
Roof Type	Half-hipped roof
Rooms	4
Bedrooms	3
Bathrooms	2
Year of construction	2012
Type of parking	2 x Outdoor parking space, 1 x Garage

Purchase Price	630.000 EUR
Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Condition of property	Well-maintained
Construction method	Solid
Equipment	Terrace, Fireplace, Garden / shared use, Built-in kitchen

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Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy Source	Gas	Final Energy Demand	74.20 kWh/m²a
Energy certificate valid until	28.08.2035	Energy efficiency class	B
Power Source	Gas	Year of construction according to energy certificate	2010

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The property



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A first impression

Welcome to an attractive property in the popular bungalow style, combining modern single-level living with generous space. With approximately 130.4 m² of living area, this house offers ample room for personal expression and comfortable family life. Completed in 2012, the building sits on a plot of approximately 570 m², providing numerous possibilities for landscaping the outdoor space. The well-maintained condition of the property reflects the high-quality and meticulous construction. The bungalow impresses with its practical and thoughtfully designed layout. A total of four rooms are available, including three separate bedrooms, offering plenty of privacy for the whole family or for guests. The heart of the house is the spacious living and dining area, whose open-plan design invites you to spend time together. Large windows ensure pleasant natural light. The adjoining kitchen features modern built-in appliances and leaves nothing to be desired in terms of functionality and comfort. A particular highlight is the sophisticated heating system: the combination of central heating and energy-efficient underfloor heating creates a comfortable indoor climate that you can enjoy year-round. The property boasts high-end finishes and is designed for lasting comfort. Those who value premium living will appreciate the selection of materials, such as elegant flooring and timeless bathroom fixtures. The house is situated in a quiet yet well-connected area. Shopping facilities, medical care, public transport links, as well as schools and kindergartens are all within easy reach. Residents also benefit from a relaxed atmosphere and a family-friendly neighborhood. This property is ideal for those seeking a spacious, contemporary home without compromising on comfort. Experience the advantages of this property for yourself during a personal viewing appointment and discover your new home. We look forward to your inquiry.

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Details of amenities

- Massivbauweise mit 30 cm Ytong Porenbeton
- Gasheizung in Verbindung mit einer Lüftungsanlage
- ISO-Dreifachverglasung mit Aluminiumrollläden in weiß und zum Teil Insektenschutzgitter
- Kaminofen „Scan Line 830XL-B“ mit Backofen und Specksteinverkleidung
- Fußbodenheizung und Heizkörper in den Bädern.
- Fußboden mit Marmorsplitt verlegt in Flüssigkunststoff
- Hochwertige Einbauküche
- SAT-Anlage
- LAN-Verkabelung
- Doppelgarage
- Glasfaseranschluß aktiv

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Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 28.8.2035.

Endenergiebedarf beträgt 74.20 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Gas.

Das Baujahr des Objekts lt. Energieausweis ist 2010.

Die Energieeffizienzklasse ist B.

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Contact partner

For further information, please contact your contact person:

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