

Gundersheim

## Living close to nature with flair and a large garden!

*Property ID: 25154016*

FÜR SIE IN DEN BESTEN LAGEN



**PURCHASE PRICE: 419.000 EUR • LIVING SPACE: ca. 145,2 m<sup>2</sup> • ROOMS: 5 • LAND AREA: 375 m<sup>2</sup>**

Property ID: 25154016 - 67598 Gundersheim

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## At a glance

Property ID	25154016
Living Space	ca. 145,2 m <sup>2</sup>
Roof Type	Gabled roof
Rooms	5
Bedrooms	3
Bathrooms	2
Year of construction	1965
Type of parking	2 x Outdoor parking space, 1 x Garage

Purchase Price	419.000 EUR
Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Condition of property	Renovated
Construction method	Solid
Equipment	Terrace, Fireplace, Garden / shared use, Built-in kitchen

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## Energy Data

Type of heating	Central heating	Energy Certificate	Energy demand certificate
Energy Source	Gas	Final Energy Demand	187.50 kWh/m²a
Energy certificate valid until	09.03.2028	Energy efficiency class	F
Power Source	Gas	Year of construction according to energy certificate	2018



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## The property





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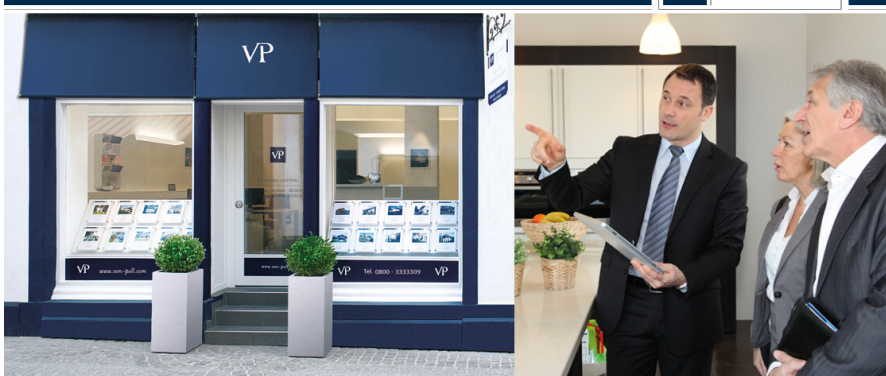


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## The property



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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.

[www.von-poll.com](http://www.von-poll.com)

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## A first impression

Welcome to an exceptional opportunity: This modern semi-detached house combines a well-designed layout, high-quality renovations, and numerous technical highlights across approximately 145.2 m<sup>2</sup> of living space. Built in 1965, the house has undergone extensive modernization and is now ready for first occupancy. It boasts a clearly structured floor plan and a wealth of contemporary features. The approximately 375 m<sup>2</sup> plot offers ample space around the house and plenty of room for individual garden design. The property extends over the ground floor and basement and comprises a total of five rooms, including three bedrooms and two modern bathrooms. The open, light-filled design is immediately apparent upon entering the house. The living area opens onto a large terrace (approx. 30 m<sup>2</sup>) that leads directly into the garden. Floor-to-ceiling, burglar-resistant windows ensure brightness and create a seamless transition to the outdoors – one window in the living area features triple glazing, while all other windows have been replaced with double glazing. The spacious and high-quality fitted kitchen is a real highlight for anyone who loves to cook and enjoy good food. The adjoining dining area offers ample space for family and guests. A 9 kW fireplace provides cozy warmth and a special ambiance on cooler days. Four air conditioning units have also been installed to ensure a comfortable indoor climate in the summer. In the basement, two bright children's bedrooms and an additional room (ideal as an office or extra bedroom) complete the living space. A storage room and a separate boiler room offer practical utility areas. The house is heated by a central gas condensing boiler from Viessmann, known for its efficiency and reliability. Modern technology and comfort are evident throughout the entire property. A 3.6 kWp photovoltaic system, installed in 2024 along with the insulated extension roof, provides sustainable energy. The garage features a wallbox and a high-voltage connection – perfect for charging your electric vehicle. All interior doors were replaced during the renovation, including modern loft-style glass sliding doors that create an open and harmonious living environment. The front and side entrance doors were also replaced in 2024 and offer contemporary security. The house's location provides a pleasant balance between peaceful living and urban infrastructure – shops, schools, kindergartens, and public transport are all easily accessible. This comprehensively modernized property, featuring high-quality fixtures and innovative energy concepts, invites you to experience contemporary living comfort at a high level. We encourage you to arrange a viewing appointment and see for yourself the thoughtful details of this exceptional property. Please clarify your financing options before scheduling a viewing.

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## Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 9.3.2028.

Endenergiebedarf beträgt 187.50 kwh/(m<sup>2</sup>\*a).

Wesentlicher Energieträger der Heizung ist Gas.

Das Baujahr des Objekts lt. Energieausweis ist 2018.

Die Energieeffizienzklasse ist F.

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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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