

Worms

Well-maintained detached house with garage & carport and low-maintenance garden for sale!

Property ID: 25154020



PURCHASE PRICE: 349.000 EUR • LIVING SPACE: ca. 138 m² • ROOMS: 4 • LAND AREA: 289 m²

Property ID: 25154020 - 67547 Worms

- At a glance
- The property
- Energy Data
- A first impression
- All about the location
- Other information
- Contact partner

Property ID: 25154020 - 67547 Worms

At a glance

Property ID	25154020	Purchase Price	349.000 EUR
Living Space	ca. 138 m ²	Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Roof Type	Gabled roof	Condition of property	Well-maintained
Rooms	4	Construction method	Solid
Bedrooms	2	Usable Space	ca. 40 m ²
Bathrooms	2	Equipment	Terrace, Fireplace, Garden / shared use, Built-in kitchen
Year of construction	1953		
Type of parking	1 x Car port, 1 x Garage		

Property ID: 25154020 - 67547 Worms

Energy Data

Type of heating	Central heating	Energy Certificate	Energy consumption certificate
Energy Source	Gas	Final energy consumption	98.00 kWh/m ² a
Energy certificate valid until	03.12.2035	Energy efficiency class	C
Power Source	Gas	Year of construction according to energy certificate	2015

Property ID: 25154020 - 67547 Worms

The property



Property ID: 25154020 - 67547 Worms

The property



Property ID: 25154020 - 67547 Worms

The property



Property ID: 25154020 - 67547 Worms

The property



Property ID: 25154020 - 67547 Worms

The property



Property ID: 25154020 - 67547 Worms

The property



Property ID: 25154020 - 67547 Worms

The property



Property ID: 25154020 - 67547 Worms

The property



Property ID: 25154020 - 67547 Worms

The property



Property ID: 25154020 - 67547 Worms

The property



Property ID: 25154020 - 67547 Worms

The property

FÜR SIE IN DEN BESTEN LAGEN

VP VON POLL
IMMOBILIEN®



The image is a composite of two photographs. The left photograph shows the exterior of a Von Poll real estate office. The building has a dark blue facade with white accents. A central glass door is flanked by two large windows displaying real estate listings. Above the door and windows are dark blue awnings with the 'VP' logo. A sign above the entrance reads 'FÜR SIE IN DEN BESTEN LAGEN'. The right photograph shows an interior scene where a male realtor in a dark suit and tie is pointing towards something off-camera while talking to a man and a woman, also in business attire. They appear to be in a kitchen or dining area, looking at a document or brochure.

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

Property ID: 25154020 - 67547 Worms

A first impression

Welcome to this well-maintained detached house, built in 1953 and modernized in 1980 with extensive renovations and an extension. The property, with approximately 138 m² of living space on a plot of approximately 289 m², offers a comfortable home – ideal for couples or a small family who appreciate a well-organized layout and a pleasant atmosphere. The ground floor welcomes you with an inviting hallway that leads directly into the spacious living and dining area. Large windows provide plenty of natural light and a bright, airy feel. The existing chimney connection on the ground floor allows for the installation of a fireplace, adding extra coziness on cooler days. The kitchen is connected to the living area and can be opened up to it. Also located on the ground floor is a practical shower room with natural light, particularly suitable for guests or everyday use. Upstairs, you will find two well-proportioned bedrooms. Both rooms offer flexible usage options, whether as a master bedroom, children's bedrooms, or a home office. The spacious, naturally lit bathroom on the upper floor, with its comfortable furnishings, invites you to relax and unwind. The bathroom windows provide ample light and good ventilation. A particular highlight of the house is the dry, vaulted cellar. This not only offers plenty of storage space but is also ideal for storing supplies or as a workshop. The garage on the property can also be used for other purposes. A carport is located in front of the garage. Heating is provided by an economical gas central heating system, which efficiently warms the house. The entire property is in excellent condition and has been regularly maintained. The well-maintained garden offers space for personal enjoyment and is easy to care for. It is perfect for playing or relaxing outdoors. The adjacent terrace is ideal for enjoying the summer months. Shops, schools, and public transport are just a few minutes away. Please clarify your financing options before scheduling a viewing.

Property ID: 25154020 - 67547 Worms

All about the location

Im Ostteil von Rheinland-Pfalz liegt die ungefähr zweitausend Jahre alte Nibelungen-Stadt Worms.

Worms und Trier gehören damit zu den beiden ältesten Städten Deutschland.

Bekannt ist Worms als Nibelungen- und Lutherstadt.

Die Stadt Worms liegt nördlich von der wirtschaftlich starken Metropolregion Rhein-Neckar und liegt südwestlich vom Rhein-Main-Gebiet und stellt damit das Bindeglied zwischen diesen beiden Wirtschaftsregionen dar.

Diese sehr verkehrsgünstige Lage und der traditionelle Weinanbau in der Region prägen den Charakter der Stadt mit seinen acht Stadtbezirken und 19 Stadtteilen.

Heute bietet Worms neben zahllosen restaurierten Kirchen und jüdischen Synagogen, eine Vielzahl von Sehenswürdigkeiten. Auch ein Kultur- und Tagungszentrum, eine Fachhochschule und verschiedene Einkaufsmöglichkeiten (Wormser Einkaufspark WEP) komplementieren das facettenreiche Bild von Worms.

Property ID: 25154020 - 67547 Worms

Other information

Es liegt ein Energieverbrauchsausweis vor.

Dieser ist gültig bis 3.12.2035.

Endenergieverbrauch beträgt 98.00 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Gas.

Das Baujahr des Objekts lt. Energieausweis ist 2015.

Die Energieeffizienzklasse ist C.

Property ID: 25154020 - 67547 Worms

Contact partner

For further information, please contact your contact person:

Markus Platt

Petersstraße 18, 67547 Worms

Tel.: +49 6241 - 84 97 22 0

E-Mail: worms@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com