

Stockelsdorf

Spacious, family-friendly house in a sought-after location

Property ID: 25169023



www.von-poll.com

PURCHASE PRICE: 645.000 EUR • LIVING SPACE: ca. 155 m² • ROOMS: 5.5 • LAND AREA: 712 m²

Property ID: 25169023 - 23617 Stockelsdorf

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

Property ID: 25169023 - 23617 Stockelsdorf

At a glance

Property ID	25169023	Purchase Price	645.000 EUR
Living Space	ca. 155 m²	Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Rooms	5.5		
Bedrooms	3		
Bathrooms	2		
Year of construction	1972	Modernisation / Refurbishment	2015
Type of parking	2 x Garage	Condition of property	Well-maintained
		Construction method	Solid
		Equipment	Terrace, Guest WC, Sauna, Fireplace, Built-in kitchen, Balcony

Property ID: 25169023 - 23617 Stockelsdorf

Energy Data

Type of heating	Central heating	Energy Certificate	Energy demand certificate
Energy Source	Oil	Final Energy Demand	159.80 kWh/m²a
Energy certificate valid until	16.06.2035	Energy efficiency class	E
Power Source	Oil	Year of construction according to energy certificate	1972

Property ID: 25169023 - 23617 Stockelsdorf

The property



Property ID: 25169023 - 23617 Stockelsdorf

The property



Property ID: 25169023 - 23617 Stockelsdorf

The property



Property ID: 25169023 - 23617 Stockelsdorf

The property



Property ID: 25169023 - 23617 Stockelsdorf

The property



Property ID: 25169023 - 23617 Stockelsdorf

The property



Property ID: 25169023 - 23617 Stockelsdorf

The property



VON POLL
IMMOBILIEN



Ihre Immobilienspezialisten

Eigentümern bieten wir eine kostenfreie und unverbindliche
Marktpreiseinschätzung ihrer Immobilie an.

Kontaktieren Sie uns, wir freuen uns darauf, Sie persönlich und individuell zu beraten.

T.: 0451 - 88 18 322 0

Partner-Shop Bad Schwartau | Lübecker Straße 1 | 23611 Bad Schwartau
bad.schwartau@von-poll.com | www.von-poll.com/bad-schwartau

Property ID: 25169023 - 23617 Stockelsdorf

A first impression

This charming, detached house offers 155 m² of living space, providing ample room for relaxation and comfort. The spacious entrance hall welcomes you and leads into the light-filled living room with a fireplace. With its large windows and direct access to the sunny terrace, this room forms the heart of the home. Here you can enjoy undisturbed moments surrounded by nature, nestled within a well-maintained, mature garden. The modern, well-equipped kitchen is conveniently located next to the living room. A study, which can also be used as a guest room, and a guest WC complete the ground floor. Upstairs, you'll find a generously sized bedroom with a balcony, as well as two comfortable, well-proportioned bedrooms. The bathroom is a true highlight, featuring a spacious bathtub, separate shower, and double vanity. A small, practical dressing room rounds out the living space. Built in 1972, the house underwent extensive modernization in 2015, with new triple-glazed windows, stylish parquet flooring, and an alarm system ensuring contemporary amenities. The basement offers practical storage space, a sauna, and a shower room. The low-temperature heating system is also located in the basement, and the hot water boiler was recently replaced. With a double garage and a well-maintained garden, this house is ideally suited for a family. We would be delighted to show you this property in person.

Property ID: 25169023 - 23617 Stockelsdorf

All about the location

Die zentrale Lage in Stockelsdorf verbindet ruhiges Wohnen mit der Nähe zu allen wichtigen Einrichtungen des täglichen Bedarfs. Schulen, Einkaufsmöglichkeiten und öffentliche Verkehrsmittel sind bequem erreichbar.

Die Gemeinde Stockelsdorf, mit ihrer ausgezeichneten Infrastruktur, liegt unmittelbar vor den Toren der alten Hansestadt Lübeck und in direkter Nachbarschaft zum Kurheilbad Bad Schwartau. Ein idealer Wohnort. Genießen Sie die schöne Landschaft Ostholsteins und die nahegelegene Ostsee.

Die Autobahnen A1 und A 20 sind schnell zu erreichen. Busse bringen Sie bequem in die umliegenden Städte und Gemeinden sowie zum Lübecker Hauptbahnhof.

Property ID: 25169023 - 23617 Stockelsdorf

Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 16.6.2035.

Endenergiebedarf beträgt 159.80 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Öl.

Das Baujahr des Objekts lt. Energieausweis ist 1972.

Die Energieeffizienzklasse ist E.

Property ID: 25169023 - 23617 Stockelsdorf

Contact partner

For further information, please contact your contact person:

Thorsten Claus

Kronsfordter Allee 27, 23560 Lübeck

Tel.: +49 451 - 70 98 835 0

E-Mail: luebeck@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com