

Offenburg

Stylish living on the historic city wall of Offenburg

Property ID: 25191146

FÜR SIE IN DEN BESTEN LAGEN



PURCHASE PRICE: 890.000 EUR • LIVING SPACE: ca. 352 m² • ROOMS: 10 • LAND AREA: 436 m²

Property ID: 25191146 - 77652 Offenburg

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At a glance

| | | | |
|----------------------|--------------------------|-------------------------------|--|
| Property ID | 25191146 | Purchase Price | 890.000 EUR |
| Living Space | ca. 352 m ² | Commission | Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises |
| Rooms | 10 | Modernisation / Refurbishment | 2006 |
| Bedrooms | 6 | Condition of property | Well-maintained |
| Bathrooms | 2 | Construction method | Solid |
| Year of construction | 1886 | Equipment | Terrace, Guest WC, Fireplace, Garden / shared use, Built-in kitchen, Balcony |
| Type of parking | 1 x Underground car park | | |

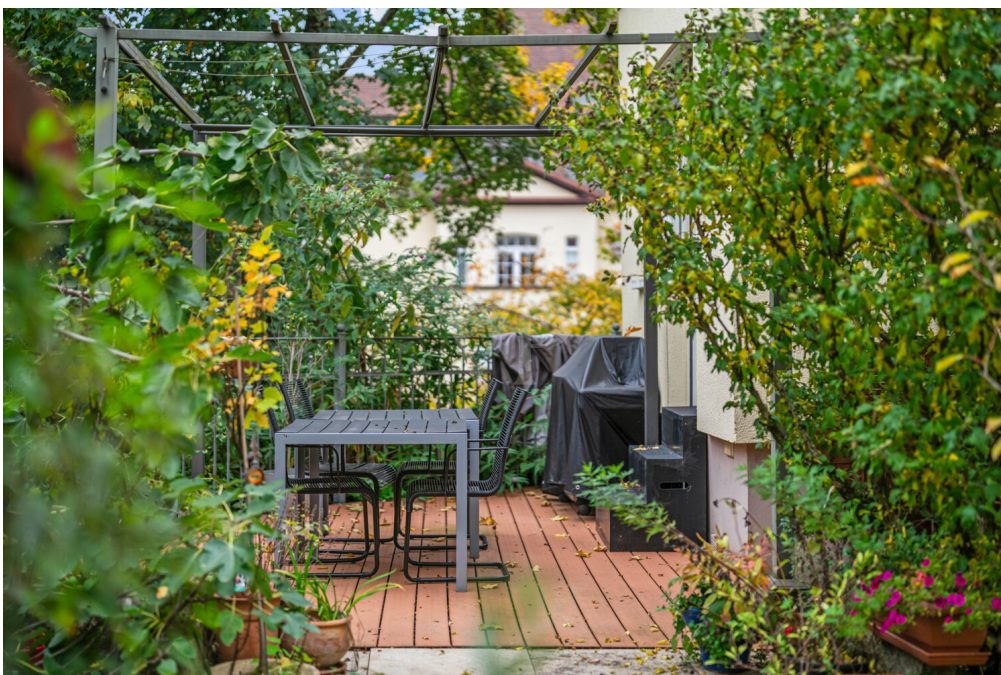
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Energy Data

| | | | |
|--------------------------------|-----------------|--|-----------------------------|
| Type of heating | Central heating | Energy Certificate | Energy demand certificate |
| Energy Source | Gas | Final Energy Demand | 231.20 kWh/m ² a |
| Energy certificate valid until | 30.10.2035 | Energy efficiency class | G |
| Power Source | Gas | Year of construction according to energy certificate | 1886 |

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The property



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The property



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.

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A first impression

This impressive Art Nouveau villa, designed by a renowned architect and built in 1886, combines stylish living with a central location. The spacious detached house sits directly on the historic city wall of Offenburg and boasts an exclusive downtown setting. The main house offers approximately 352 m² of living space with a total of six rooms. Upon entering, the beautifully restored oak flooring, the elegant wooden staircase, and the high ceilings of 2.80 m immediately catch the eye. The generously sized rooms are particularly noteworthy. Here you will find a stylish summer living room with a dining area, as well as a cozy winter living room with a tiled stove and adjoining conservatory, creating a comfortable atmosphere. A guest WC, a spacious fitted kitchen from 2006 with brand-name appliances, and a modernized bathroom from 2005 with a shower, bathtub, and two sinks complete the living space. The master bedroom features a separate dressing room and a spacious south-facing balcony, perfect for relaxing in the sun. The children's room on the top floor is a special retreat of approximately 30 m², offering plenty of privacy. A sleeping gallery, accessible via a small staircase, adds extra charm to the room. The self-contained apartment, which has a separate entrance, is currently used as an office but can easily be converted into an independent 3-room apartment if desired. Double-glazed PVC windows and new radiators were installed here in 2010. The entire property is in excellent condition. The electrical and water lines were renewed in 2005, the attic was converted in 2006, including insulation and the installation of Velux windows, and the windows in the dining area were replaced in 2012. Heating is provided by a gas boiler in combination with a solar thermal system. The boiler was replaced just last year. Thanks to its location on the second row of buildings, the house remains largely unobtrusive from the outside while still offering a prime central location. An underground parking space in the neighboring building provides added convenience. From the underground garage, you can easily access your new home directly via elevator. This Art Nouveau villa combines historical charm with modern features, the highest level of living comfort and an unbeatable location in the heart of Offenburg, a unique home for discerning individuals.

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Details of amenities

- **Innenstadtlage**
- **Hauptwohngebäude**
- **Einliegerwohnung oder Büroräume**
- **Parkettboden**
- **Zwei Balkone**
- **Terrasse**
- **Kamin**
- **Wintergarten**

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All about the location

Die Immobilie liegt mitten in der Offenburger Innenstadt und verbindet urbanes Flair mit hervorragender Infrastruktur. Sie liegt direkt auf der Stadtmauer, einem historischen und zugleich zentralen Punkt der Stadt. Alle Annehmlichkeiten des städtischen Lebens wie Einkaufsmöglichkeiten, Cafés, Restaurants, Ärzte, Schulen und kulturelle Einrichtungen sind schnell und bequem zu Fuß erreichbar. Besonders attraktiv ist die Nähe zum Rée Carré, einem modernen Stadtquartier, das mit seiner abwechslungsreichen Mischung aus Einzelhandel, Gastronomie und Dienstleistungen das Stadtzentrum neu belebt.

Die hervorragende Anbindung an den öffentlichen Nahverkehr rundet die ideale Lage ab. Der Hauptbahnhof in Offenburg liegt nur rund 10 Gehminuten entfernt und bietet sowohl regionale als auch überregionale Verbindungen. Die Autobahn ist ebenfalls optimal erreichbar, die A5 in etwa fünf Minuten. So sind Karlsruhe, Freiburg und Straßburg schnell und bequem erreichbar.

Trotz der zentralen Lage genießen Sie durch die geschützte Bauweise des Hauses ein ruhiges und angenehmes Wohnumfeld, ideal für alle, die städtisches Leben und privaten Rückzugsraum miteinander verbinden möchten.

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Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 30.10.2035.

Endenergiebedarf beträgt 231.20 kWh/(m²*a).

Wesentlicher Energieträger der Heizung ist Gas.

Das Baujahr des Objekts lt. Energieausweis ist 1886.

Die Energieeffizienzklasse ist G.

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Contact partner

For further information, please contact your contact person:

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