

Spreewaldheide

Charming three-sided farmstead with expansion potential, photovoltaics & holiday bungalow

Property ID: 25314002



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PURCHASE PRICE: 239.000 EUR • LIVING SPACE: ca. 122,75 m² • ROOMS: 4 • LAND AREA: 2.940 m²

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At a glance

Property ID	25314002
Living Space	ca. 122,75 m ²
Rooms	4
Bathrooms	1
Year of construction	1910

Purchase Price	239.000 EUR
Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Condition of property	Well-maintained
Construction method	Solid
Equipment	Terrace, Fireplace, Built-in kitchen

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Energy Data

Type of heating	Central heating	Energy Certificate	Energy demand certificate
Energy Source	Oil	Final Energy Demand	215.00 kWh/m²a
Energy certificate valid until	09.05.2035	Energy efficiency class	G
		Year of construction according to energy certificate	1910

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The property



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The property



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A first impression

For sale is a well-maintained detached house, built in 1910 and extensively modernized in recent years. It sits on a spacious plot of approximately 2,940 m² and offers a living area of approximately 122.75 m². The property has a partial basement, providing additional storage space. The house features four rooms and two hallways, generously distributed across the ground floor. The centerpiece is an inviting living room equipped with a traditional Hark tiled stove, ensuring pleasant warmth and a cozy atmosphere on cold days. The adjacent kitchen boasts a modern fitted kitchen with ample storage and functionality. A bright bathroom with a shower and bathtub completes the ground floor layout and contributes to a comfortable and inviting ambiance. All windows are fitted with blinds, some of which are electrically operated. Insect screens are also installed, allowing for easy ventilation during the summer months. The interior doors have been replaced to meet modern standards. The attic of the house is expandable and offers potential for individual design ideas, such as creating an additional living space or a studio. A special feature of the property is the spacious three-sided courtyard, which provides additional usable space besides the main house. A large barn with an integrated workshop pit allows for various craft activities and offers diverse possibilities. There is also an outbuilding with three garages and a workshop, providing further capacity for vehicles and storage. The property also includes two aviaries and a wooden bungalow of approximately 40 m², which can be used as a holiday apartment. This offers an ideal retreat for guests or can serve as additional living quarters. Two installed photovoltaic systems ensure a sustainable energy supply, contributing to reduced energy costs. A private well for garden irrigation and a fully biological wastewater treatment plant provide sustainable solutions. The large property offers numerous possibilities, such as a self-sufficient garden and more. An electric gate secures access to the property. This property is ideal for families seeking a quiet home with ample indoor and outdoor space. Arrange a viewing today to see for yourself the many possibilities this detached house offers.

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Details of amenities

Drei-Seiten-Hof
teilweise unterkellert
Wohnen im Erdgeschoss
Dachgeschoss ausbaufähig
4 Zimmer, 2 Dielen
Tageslichtbad mit ebenerdiger Dusche und Badewanne 20
Wohnzimmer mit schönem Kachelofen der Fa. Hark
Küche mit moderner Einbauküche
alle Fenster mit Jalousien teilweise elektrisch und Insektenschutzrahmen
Innentüren erneuert
Große Scheune mit Werkstattgrube
zwei Vogelvolieren
Nebenglass mit drei Garagen und Werkstatt
ca. 40 m² großer Holzbungalow als Ferienwohnung nutzbar
zwei Photovoltaik-Anlagen
eigener Brunnen für Gartenwasser
vollbiologische Kläranlage
elektrisches Tor

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All about the location

Butzen ist ein Ortsteil der Gemeinde Spreewaldheide im Landkreis Dahme-Spreewald (Brandenburg)

Die Umgebung von Butzen ist von einer landschaftlichen Vielfalt, Wiesen und Ackerflächen, dem Ressener Mühlenfließ und verschiedene Seen geprägt.

Supermarkt, Bäcker, Grundschule, Apotheke und Kita finden sich im ca. 4 km entfernten Straupitz.

Die Spreewaldstadt Lübben bietet vielfältige kulturelle Angebote, medizinische Einrichtungen, Schulen und Einkaufsmöglichkeiten und ist ca. 20 km entfernt.

Die nächste Autobahn-Anschlussstelle Boblitz A15 ist 17 km entfernt.

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Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 9.5.2035.

Endenergiebedarf beträgt 215.00 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Öl.

Das Baujahr des Objekts lt. Energieausweis ist 1910.

Die Energieeffizienzklasse ist G.

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Contact partner

For further information, please contact your contact person:

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