

Altenbrak

Apartment building in Altenbrak with approx. 220 m² of living space and approx. 1683 m² of land

Property ID: 25363005



www.von-poll.com

PURCHASE PRICE: 69.000 EUR • LIVING SPACE: ca. 220 m² • ROOMS: 8 • LAND AREA: 1.683 m²

Property ID: 25363005 - 38889 Altenbrak

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

Property ID: 25363005 - 38889 Altenbrak

At a glance

Property ID	25363005
Living Space	ca. 220 m²
Roof Type	Gabled roof
Rooms	8
Bedrooms	3
Bathrooms	2
Year of construction	1900

Purchase Price	69.000 EUR
Commission	Käuferprovision beträgt 7,14 % (inkl. MwSt.) des beurkundeten Kaufpreises
Modernisation / Refurbishment	1990
Condition of property	In need of renovation
Equipment	Terrace, Guest WC, Garden / shared use

Property ID: 25363005 - 38889 Altenbrak

Energy Data

Type of heating	Central heating	Energy Certificate	Energy demand certificate
Energy Source	Oil	Final Energy Demand	344.90 kWh/m²a
Energy certificate valid until	09.02.2035	Energy efficiency class	H
Power Source	Oil	Year of construction according to energy certificate	1900

Property ID: 25363005 - 38889 Altenbrak

The property



www.von-poll.com



www.von-poll.com

Property ID: 25363005 - 38889 Altenbrak

The property



Property ID: 25363005 - 38889 Altenbrak

The property



Property ID: 25363005 - 38889 Altenbrak

The property



Property ID: 25363005 - 38889 Altenbrak

The property



Property ID: 25363005 - 38889 Altenbrak

The property



Property ID: 25363005 - 38889 Altenbrak

The property



Property ID: 25363005 - 38889 Altenbrak

The property



Property ID: 25363005 - 38889 Altenbrak

The property



Property ID: 25363005 - 38889 Altenbrak

The property



Property ID: 25363005 - 38889 Altenbrak

The property



**Ihr Immobilienexperte
in Wernigerode und Umgebung.**

Breite Straße 76 | 38855 Wernigerode
T: 03943 - 539 78 49 | wernigerode@von-poll.com

www.von-poll.com/wernigerode

Property ID: 25363005 - 38889 Altenbrak

A first impression

In picturesque Altenbrak, nestled in the Harz Mountains, a spacious multi-family home is for sale. With approximately 220 m² of living space, this property offers ample room for individual design possibilities. The house sits on a generous plot of approximately 1683 m², boasting a sunny location and plenty of space for outdoor activities. Situated on a hillside, the property offers attractive views of the surrounding landscape and the river. Despite its tranquil setting, all essential amenities are just a short drive away. Altenbrak is known for its natural surroundings and offers numerous recreational opportunities for nature lovers. Inside, the house features five spacious rooms spread over two floors, including three bedrooms that provide sufficient privacy for a larger family or potential tenants. The two bathrooms, one on each floor, can be remodeled as part of the new renovation concept and offer plenty of scope for creative ideas. The well-designed floor plan allows for flexible use of the rooms and offers diverse possibilities for individual customization. The property offers significant renovation potential and awaits your transformation into a modern living space. The building structure of the house is sound, allowing investments to focus primarily on aesthetic and functional improvements. The renovation could appeal to both owner-occupiers and investors looking to increase the property's value through targeted measures. A particular advantage of the property is the generous plot of land, which offers diverse possibilities. It provides space for a garden, play areas, or even an expanded recreational area. The location and size of the plot are ideal for those who appreciate ample space and wish to enjoy the advantages of the Harz region. Take advantage of this opportunity to shape this property according to your own vision. In the vibrant residential community of Altenbrak, you have a unique chance to realize your personal housing dreams. Let yourself be inspired by the possibilities and see for yourself this exceptional offer during a viewing appointment. We would be happy to provide you with further information or arrange a viewing appointment. Seize the opportunity to unlock the potential of this property and create a place in the heart of the Harz Mountains, surrounded by nature and fresh air, that perfectly matches your vision. Our "von Poll Finance" department is also available to assist you with financing.

Property ID: 25363005 - 38889 Altenbrak

Details of amenities

- Sonniges Hanggrundstück
- Ideal als Zweifamilienhaus nutzbar
- Schöne und sonnige Lage
- Dachsanierung ca. 1990
- Viel Potenzial zur individuellen Gestaltung
- Wintergarten und Terrasse in der Erdgeschosswohnung

Property ID: 25363005 - 38889 Altenbrak

All about the location

Altenbrak ist ein idyllischer Ortsteil der Stadt Thale im Herzen des Harzes, gelegen im romantischen Bodetal. Umgeben von dichten Wäldern und sanften Hügeln, bietet der Luftkurort eine ruhige und naturnahe Umgebung – ideal für Erholungssuchende und Naturliebhaber.

Die Verkehrsanbindung ist vor allem auf den Individualverkehr ausgerichtet. Altenbrak liegt an der L93, die eine Anbindung an die Bundesstraße B81 ermöglicht. Über diese sind größere Städte wie Blankenburg (ca. 15 km), Wernigerode (ca. 30 km) und Quedlinburg (ca. 25 km) gut erreichbar. Die nächste Autobahn ist die A36, die eine schnelle Verbindung Richtung Braunschweig oder Halle (Saale) bietet.

Öffentliche Verkehrsmittel sind in Form von Busverbindungen vorhanden, die Altenbrak mit den umliegenden Orten wie Thale und Blankenburg verbinden. Der nächste Bahnhof befindet sich in Thale, von wo aus regelmäßige Zugverbindungen nach Magdeburg und Halle bestehen.

Dank der naturnahen Lage und dennoch guter Erreichbarkeit ist Altenbrak ein attraktiver Wohn- und Erholungsort im Harz.

Property ID: 25363005 - 38889 Altenbrak

Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 9.2.2035.

Endenergiebedarf beträgt 344.90 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Öl.

Das Baujahr des Objekts lt. Energieausweis ist 1900.

Die Energieeffizienzklasse ist H.

Property ID: 25363005 - 38889 Altenbrak

Contact partner

For further information, please contact your contact person:

Jörg Gehrke

Adolph-Roemer-Straße 16, 38678 Clausthal-Zellerfeld

Tel.: +49 5323 - 96 23 43 0

E-Mail: harz@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com