

Wolfenbüttel

Residential and commercial building with access road

Property ID: 25113024



PURCHASE PRICE: 315.000 EUR • LIVING SPACE: ca. 172,78 m² • ROOMS: 8 • LAND AREA: 158 m²

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At a glance

Property ID	25113024	Purchase Price	315.000 EUR
Living Space	ca. 172,78 m ²	Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Roof Type	Gabled roof		
Rooms	8		
Bedrooms	3		
Bathrooms	3	Usable Space	ca. 161 m ²
Year of construction	1680	Equipment	Guest WC, Balcony
Type of parking	1 x Outdoor parking space		

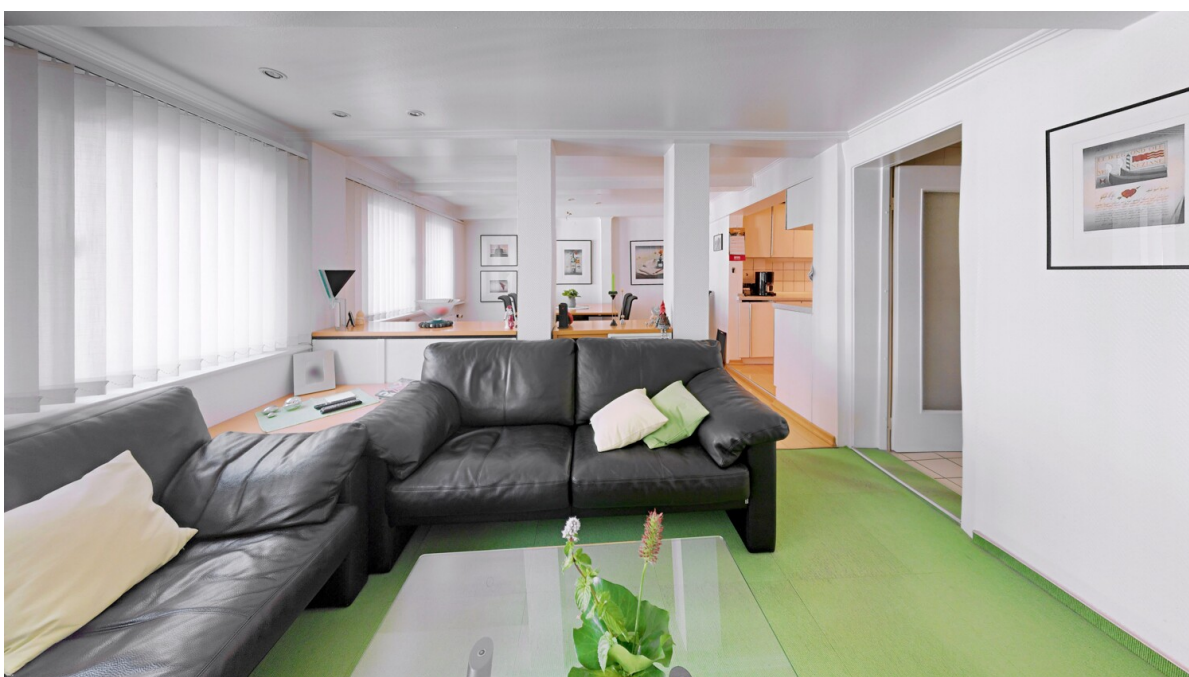
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Energy Data

Type of heating	Central heating	Energy Certificate	Legally not required
Power Source	Gas		

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The property



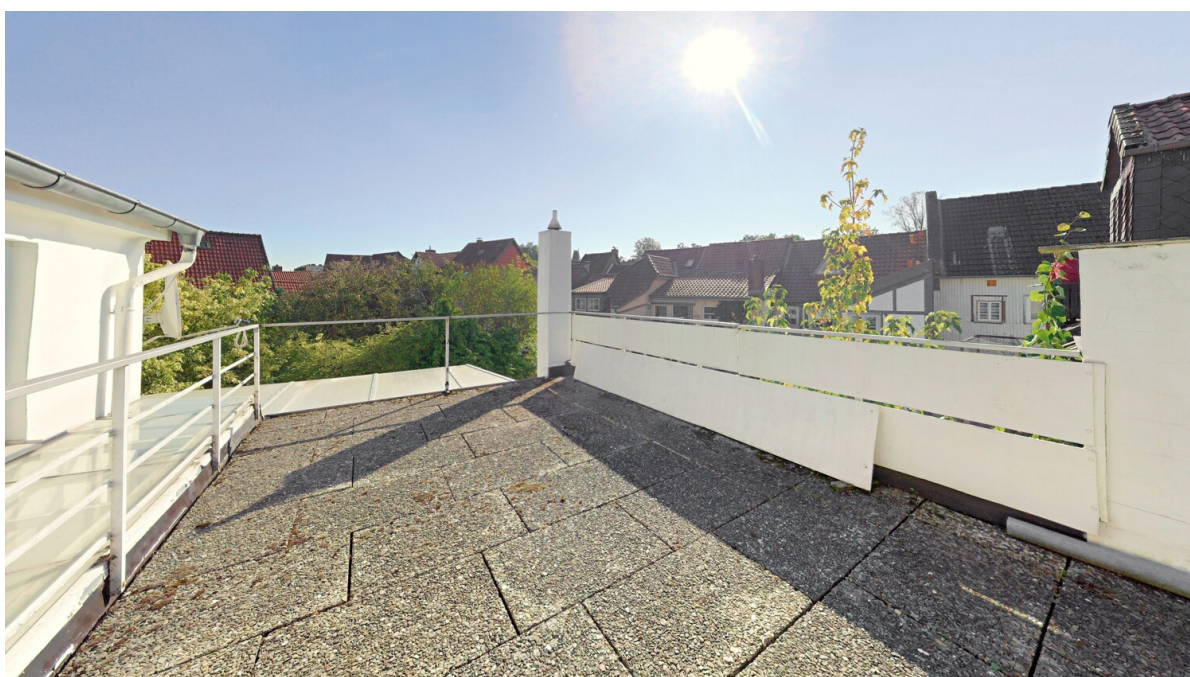
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The property



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A first impression

Historic Preservation Meets Flexibility: Up to Three Residential Units, Commercial Use Possible. This exceptional listed residential and commercial building offers a variety of uses and design possibilities with approximately 172 m² of living space and a plot size of about 158 m². Built in 1680, the building combines historical ambiance with a functional layout and impresses with a flexible spatial concept that allows for both living and working under one roof. The approximately eight rooms, currently spread across three levels, are distributed among three potentially separable residential units. This opens up both family-friendly living with ample space and the realization of individual ideas for combining living and working. Commercial use is also possible – a small workshop or an office on the ground floor. The comprehensive renovations and modernizations of recent decades provide a solid foundation. In 1997, the roof structure was renewed and the bathroom on the second floor was renovated. At the same time, ceilings on the second floor were removed and partition walls taken down, creating open, light-filled rooms. The attic received a new heating system in 1995, while in 2017 the workshop on the ground and first floors was equipped with modern heating technology. The central heating system provides comfortable warmth throughout the entire building. On the ground floor, in addition to an office (a one-room apartment with a bathroom and connections for a kitchen), there is a generously sized workshop with ample storage and utility space, ideally suited for craft or creative activities. Access is via a driveway, allowing for convenient loading and unloading with smaller vehicles. On the first and attic floors, two roof terraces extend the living space with attractive outdoor areas. They offer space for a relaxed breakfast in the summer or as a retreat for quiet moments with views of the surroundings. The house offers a total of three bedrooms and three bathrooms – a flexible floor plan also allows for more spacious room layouts. The furnishings are simple, giving you the opportunity to implement your own ideas for room layout and design, and to further develop the property to your individual taste. With the option to create up to three residential units and the potential for commercial use, this property is ideal as a multi-generational home, for large families, or as a combination of living and working. The listed building regulations preserve its historical charm and contribute to the unique ambiance of this property. Take advantage of this opportunity to combine a piece of history with modern amenities. We are happy to answer any questions or arrange a viewing appointment. Let yourself be inspired by the spaciousness and potential of this listed residential and commercial building.

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Details of amenities

- 1-Zimmer-Wohnung oder Büro im EG
- Werkstatt-, Lager- und Abstellmöglichkeiten mit Zufahrtsmöglichkeit im EG
- 3-Zimmer-Wohnung mit Dachterrasse im OG
- 2-Zimmer-Wohnung mit Dachterrasse im DG
- Ausbaureserve im Dachgeschoss
- Duschbad im EG
- Wannenbad im OG
- Duschbad im DG

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All about the location

Das Haus liegt im direkten Zentrum der Wolfenbütteler Innenstadt.

Die Fußgängerzone mit vielfältigen Einkaufsmöglichkeiten sowie kulturelle Einrichtungen mit Theater oder Herzog-August Bibliothek lassen sich bequem auch schnell zu Fuß erreichen.

Für die medizinische Versorgung wie diverse Arztpraxen und Apotheken sind ganz in der Nähe mehrfach Möglichkeiten vorhanden.

Der Knotenpunkt des ÖPNV Wolfenbüttel liegt nur um die Ecke.

Naherholung oder Angebote für sportliche Aktivitäten können mit einem gemütlichen Spaziergang erreicht werden.

Zur Autobahn sind es nur wenige Minuten, die mit der A 36 den Harz und Braunschweig verbindet und damit fester Bestandteil einer vorzüglichen Verkehrsanbindung ist.

Die kürzeste Entfernung nach Braunschweig liegt bei ca. 11-14 km, also auch mit dem Fahrrad oder E-bike gut zu schaffen.

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Contact partner

For further information, please contact your contact person:

Dagmar Boecker-Gallert

Lange Herzogstraße 32, 38300 Wolfenbüttel

Tel.: +49 5331 - 90 61 780

E-Mail: wolfenbuettel@von-poll.com

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