

Weißenberg

Detached house with views of the countryside and a spacious terrace

Property ID: 25326036



www.von-poll.com

PURCHASE PRICE: 243.000 EUR • LIVING SPACE: ca. 131 m² • ROOMS: 4 • LAND AREA: 644 m²

Property ID: 25326036 - 02627 Weißenberg

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

Property ID: 25326036 - 02627 Weißenberg

At a glance

Property ID	25326036
Living Space	ca. 131 m²
Roof Type	Gabled roof
Rooms	4
Bedrooms	3
Bathrooms	1
Year of construction	1988
Type of parking	2 x Car port, 1 x Garage

Purchase Price	243.000 EUR
Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Modernisation / Refurbishment	2025
Condition of property	Modernised
Construction method	Solid
Equipment	Terrace, Guest WC, Fireplace, Garden / shared use, Built-in kitchen

Property ID: 25326036 - 02627 Weißenberg

Energy Data

Energy Source	Air-to-water heat pump	Energy Certificate	Energy demand certificate
Energy certificate valid until	14.12.2035	Final Energy Demand	66.50 kWh/m²a
Power Source	Air-to-water heat pump	Energy efficiency class	B
		Year of construction according to energy certificate	1988

Property ID: 25326036 - 02627 Weißenberg

The property



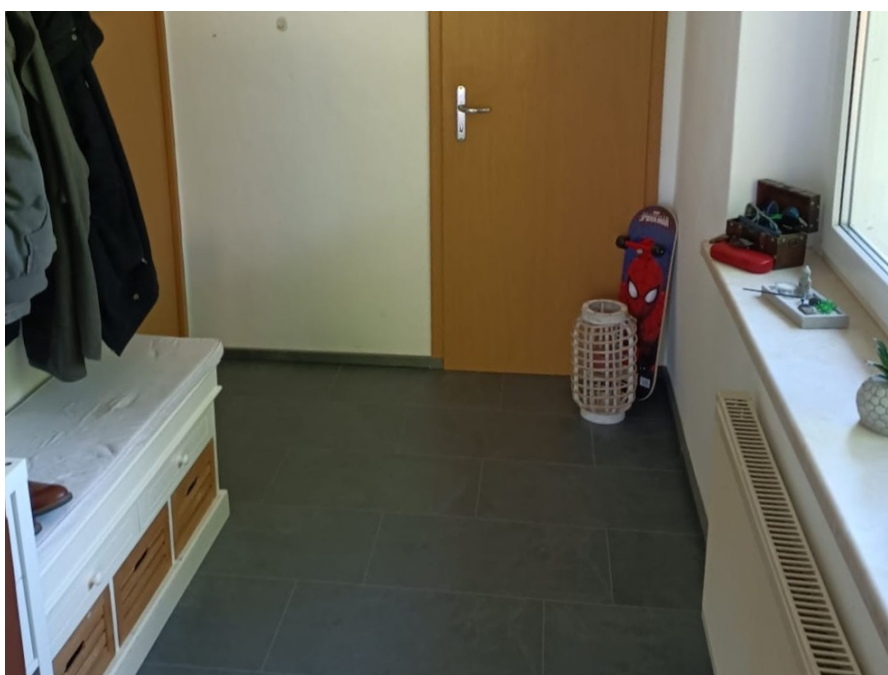
Property ID: 25326036 - 02627 Weißenberg

The property



Property ID: 25326036 - 02627 Weißenberg

The property



Property ID: 25326036 - 02627 Weißenberg

The property



Property ID: 25326036 - 02627 Weißenberg

The property



Property ID: 25326036 - 02627 Weißenberg

Floor plans





This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

Property ID: 25326036 - 02627 Weißenberg

A first impression

Welcome to this modernized detached house, built in 1988 on a spacious plot of approximately 644 m². The living space of approximately 131 m² is spread over two floors and offers a total of four rooms, including three bedrooms, a bathroom, and a guest WC (renovated in 2025) on the ground floor. The house is built in the popular East German style of the EW 65 B type – a design known for its clean lines and functional layout. Upon entering the house, the spacious living room impresses with an unobstructed view of neighboring fields and the striking Czarneboh mountain range. Generous windows flood the space with light and enhance the feeling of openness. The separate bedrooms are located on the upper floor and, together with the modernized bathroom (renovated in 2019), provide space for privacy and individuality. The electrical system was also renewed in 2019 and now meets modern standards, complemented by network cabling on the ground and upper floors as well as a high-speed fiber optic connection – ideal for home offices or multimedia applications. Numerous modernization measures were carried out in 2024 and 2025, significantly increasing living comfort and energy efficiency: The intermediate floor, the knee wall, and the entire basement ceiling were fully insulated. New insulated PVC windows and a new basement door ensure optimal insulation and low energy consumption. The radiators on the ground and upper floors were also completely replaced. The property is heated efficiently and in an environmentally friendly manner by a modern heat pump, which was installed in 2024. The property offers further amenities: A double carport is available for vehicles, and there is also an underground garage in the fully basemented house, which is easily accessible from the driveway. The covered terrace invites you to relax outdoors and can be used even in changeable weather. Wastewater disposal is handled by a modern biological septic tank. A particular highlight is the location: the lack of direct neighbors ensures a high degree of privacy. This detached house is ideal for those who value modern technology, spacious living areas, and a natural setting. We invite you to arrange a viewing appointment and experience the advantages of this property firsthand.

Property ID: 25326036 - 02627 Weißenberg

Details of amenities

- Bezugsfrei ab 01.01.2026
- DDR- Stil Haus EW 65 B
- Wärmepumpe
- Doppelcarport
- überdachte Terrasse
- Bioklärgrube
- 2019 neues Bad OG
- 2019 Elektrik neu
- Netzwirkabel EG/ OG
- Glasfaseranschluss
- 2024 kompl. Dämmung Zwischendecke und Treppe
- 2024 kompl. Kellerdeckendämmung
- 2024 neue Iso-Kunststofffenster und Türe im Keller
- 2024 Errichtung Wärmepumpe mit Anlage
- 2024 neue Heizkörper im gesamten EG und OG
- 2025 Gäste WC EG neu
- keine direkten Nachbarn
- Wohnzimmer mit unverbaubaren Blick auf Felder und Czarnebohbergkette
- Vollunterkellert mit Tiefgarage
- aktueller Energieausweis wird erstellt

Property ID: 25326036 - 02627 Weißenberg

All about the location

Weißenberg liegt idyllisch in der Oberlausitz, einer landschaftlich reizvollen Region im Osten Sachsens. Umgeben von sanften Hügeln, Wäldern und Rad- sowie Wanderwegen bietet die Umgebung vielfältige Möglichkeiten für Natur- und Freizeitliebhaber. Gleichzeitig überzeugt der Standort durch seine gute Anbindung: Die Autobahn A4 ist in wenigen Minuten erreichbar und verbindet Weißenberg schnell mit Bautzen (ca. 16?km) und Dresden (ca. 75?km). So verbindet dieser Ort ruhiges, naturnahes Wohnen mit komfortabler Erreichbarkeit größerer Städte.

Property ID: 25326036 - 02627 Weißenberg

Other information

Es liegt ein Energieverbrauchsausweis vor.

Dieser ist gültig bis 25.3.2028.

Endenergieverbrauch beträgt 218.70 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Öl.

Das Baujahr des Objekts lt. Energieausweis ist 1988.

Die Energieeffizienzklasse ist G.

Property ID: 25326036 - 02627 Weißenberg

Contact partner

For further information, please contact your contact person:

Andreas Schwarz

Reichenstraße 9, 02625 Bautzen

Tel.: +49 3591 - 46 48 54 0

E-Mail: bautzen@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com