

Wülfrath

Hip roof villa with swimming pool and sauna

Property ID: 25250023



www.von-poll.com

PURCHASE PRICE: 1.059.000 EUR • LIVING SPACE: ca. 285 m² • ROOMS: 6 • LAND AREA: 1.589 m²

Property ID: 25250023 - 42489 Wülfrath

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

Property ID: 25250023 - 42489 Wülfrath

At a glance

Property ID	25250023
Living Space	ca. 285 m²
Roof Type	Half-hipped roof
Rooms	6
Bedrooms	5
Bathrooms	3
Year of construction	1972
Type of parking	6 x Outdoor parking space, 4 x Garage

Purchase Price	1.059.000 EUR
Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Modernisation / Refurbishment	2017
Condition of property	Modernised
Construction method	Solid
Equipment	Guest WC, Swimming pool, Sauna, Fireplace, Garden / shared use, Built-in kitchen

Property ID: 25250023 - 42489 Wülfrath

Energy Data

Power Source	Oil
Energy information	At the time of preparing the document, no energy certificate was available.

Property ID: 25250023 - 42489 Wülfrath

The property



Property ID: 25250023 - 42489 Wülfrath

The property



Property ID: 25250023 - 42489 Wülfrath

The property



Property ID: 25250023 - 42489 Wülfrath

The property



Property ID: 25250023 - 42489 Wülfrath

The property



Property ID: 25250023 - 42489 Wülfrath

The property



Property ID: 25250023 - 42489 Wülfrath

The property



Property ID: 25250023 - 42489 Wülfrath

The property



Property ID: 25250023 - 42489 Wülfrath

The property



Property ID: 25250023 - 42489 Wülfrath

The property



Property ID: 25250023 - 42489 Wülfrath

The property



Property ID: 25250023 - 42489 Wülfrath

The property



Property ID: 25250023 - 42489 Wülfrath

The property



Property ID: 25250023 - 42489 Wülfrath

The property



Property ID: 25250023 - 42489 Wülfrath

The property



Property ID: 25250023 - 42489 Wülfrath

The property



Property ID: 25250023 - 42489 Wülfrath

The property



Property ID: 25250023 - 42489 Wülfrath

The property



Property ID: 25250023 - 42489 Wülfrath

The property



Property ID: 25250023 - 42489 Wülfrath

The property



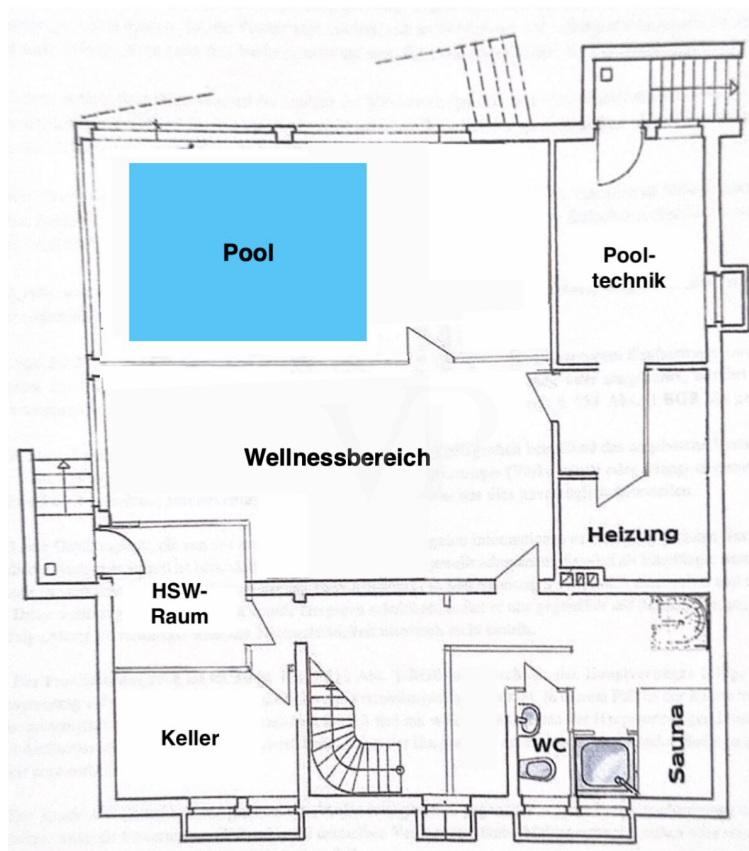
Property ID: 25250023 - 42489 Wülfrath

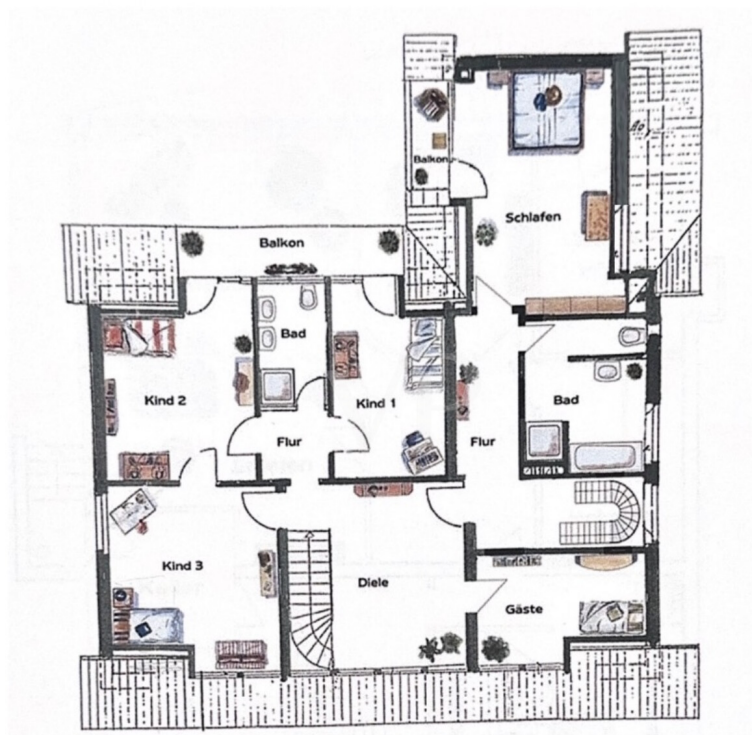
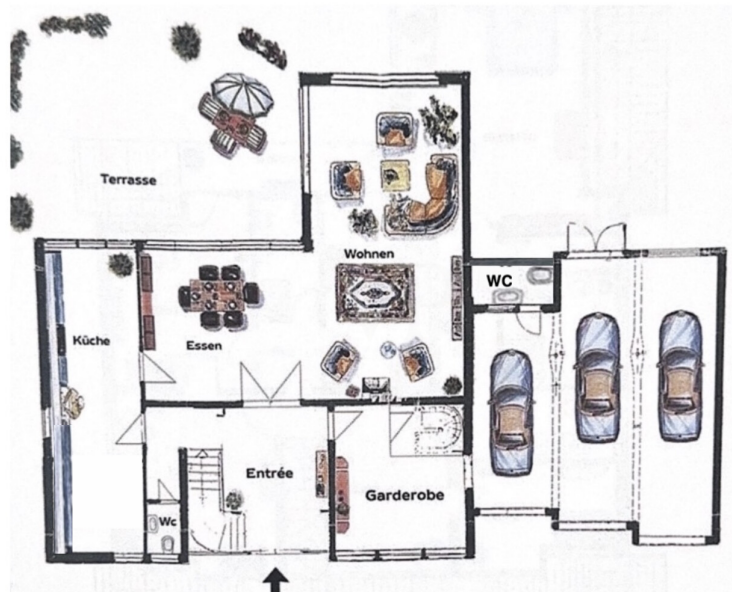
The property



Property ID: 25250023 - 42489 Wülfrath

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: 25250023 - 42489 Wülfrath

A first impression

For sale is a spacious villa with approximately 285 m² of living space on a generous plot. Last extensively modernized in 2017, the property combines traditional design with modern amenities and meets the highest standards of living. Upon entering the house, you are greeted by a spacious entrance hall, from which you can access the upper floor, the cloakroom, or the expansive open-plan living and dining area. The generous living area, complete with a fireplace and dining area, offers ample space for convivial evenings and relaxing moments. Large windows flood the space with natural light, creating a welcoming atmosphere. Adjacent to the living area is the modern kitchen, equipped with high-quality appliances and stylish furnishings, providing the perfect setting for culinary delights. With five bedrooms, the house offers more than enough space for a large family or guests. Each bedroom is individually designed and furnished with high-quality materials; three bedrooms feature air conditioning to ensure comfort and privacy. Three fully equipped bathrooms, also modernized in 2017, offer contemporary comfort and meet high standards. High-quality tiles and fixtures underscore the exclusive features. The detached house is in excellent condition. Recent modernizations ensure that the house fully meets today's living requirements. The fixtures and fittings impress with their high quality and create a superb living experience. The house is centrally heated by a modern, state-of-the-art oil heating system, which provides comfortable warmth even during the colder months. The exterior of the house offers numerous possibilities for individual design. The spacious garden invites you to relax, play, or enjoy outdoor activities. Special highlights of the detached house include the private swimming pool and the integrated sauna in the basement. These amenities transform your home into a haven of relaxation and rejuvenation. The adjacent relaxation area invites you to leave everyday life behind and unwind. Overall, this property offers an exclusive living experience combined with ample space and first-class features. Located in a quiet yet well-connected area, this property offers the ideal blend of relaxation and urban convenience. Schools, shops, and public transport are all within easy reach. It's perfect for buyers seeking a spacious and modern home. Schedule a viewing today and discover the advantages of this house for yourself.

Property ID: 25250023 - 42489 Wülfrath

Details of amenities

- Massive Bauweise
- Dach mit Schiefer gedeckt
- 3 Garagen mit elektrischen Rolltoren
- Zugang von der Garage direkt ins Haus möglich
- 6 weitere Parkplätze auf dem Innenhof
- Alarmlage
- Hochwerte Zaunanlage
- Sicherheitstüren
- Hochwerte Fußböden (Fliesen, Holzböden, Teppich)
- Spanndecken
- Klimaanlage in drei Schlafzimmern und Wohnzimmer und Esszimmer verbaut
- Balkon und Terrasse
- Neuwertiges Schwimmbad mit Ruhebereich
- Sauna
- Kamin im Wohnbereich
- Zwei Aufgänge ins Ober- und Untergeschoss

Property ID: 25250023 - 42489 Wülfrath

All about the location

Trotz der ruhigen Wohnlage ist die Anbindung an das öffentliche Verkehrsnetz hervorragend, was eine bequeme Erreichbarkeit von Einkaufsmöglichkeiten, Schulen und Freizeiteinrichtungen sicherstellt. Diese Immobilie eignet sich perfekt für Familien mit Kindern, da eine Grundschule und ein Gymnasium sowie eine Bushaltestelle in weniger Minuten Fußweg erreichbar sind.

Die Lage der Immobilie kombiniert das Beste aus beiden Welten – Rückzugsmöglichkeiten und städtische Annehmlichkeiten.

Property ID: 25250023 - 42489 Wülfrath

Contact partner

For further information, please contact your contact person:

Alina Karla

Poststraße 9, 42551 Velbert

Tel.: +49 2051 - 60 39 14 0

E-Mail: velbert@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com