

Künzelsau

Exclusive detached house & granny apartment with city views - Stylish & full of highlights

Property ID: 25256239



www.von-poll.com

PURCHASE PRICE: 0 EUR • LIVING SPACE: ca. 392 m² • ROOMS: 8 • LAND AREA: 786 m²

Property ID: 25256239 - 74653 Künzelsau

- 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: 25256239 - 74653 Künzelsau

At a glance

Property ID	25256239	Purchase Price	On request
Living Space	ca. 392 m ²	Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Roof Type	Gabled roof	Condition of property	Well-maintained
Rooms	8	Construction method	Solid
Bedrooms	4	Equipment	Terrace, Guest WC, Sauna, Fireplace, Garden / shared use, Built-in kitchen, Balcony
Bathrooms	3		
Year of construction	1990		
Type of parking	2 x Outdoor parking space, 3 x Garage		

Property ID: 25256239 - 74653 Künzelsau

Energy Data

Type of heating	Central heating	Energy Certificate	Energy demand certificate
Energy Source	Oil	Final Energy Demand	77.80 kWh/m ² a
Energy certificate valid until	05.05.2035	Energy efficiency class	C
Power Source	Oil	Year of construction according to energy certificate	1990

Property ID: 25256239 - 74653 Künzelsau

The property



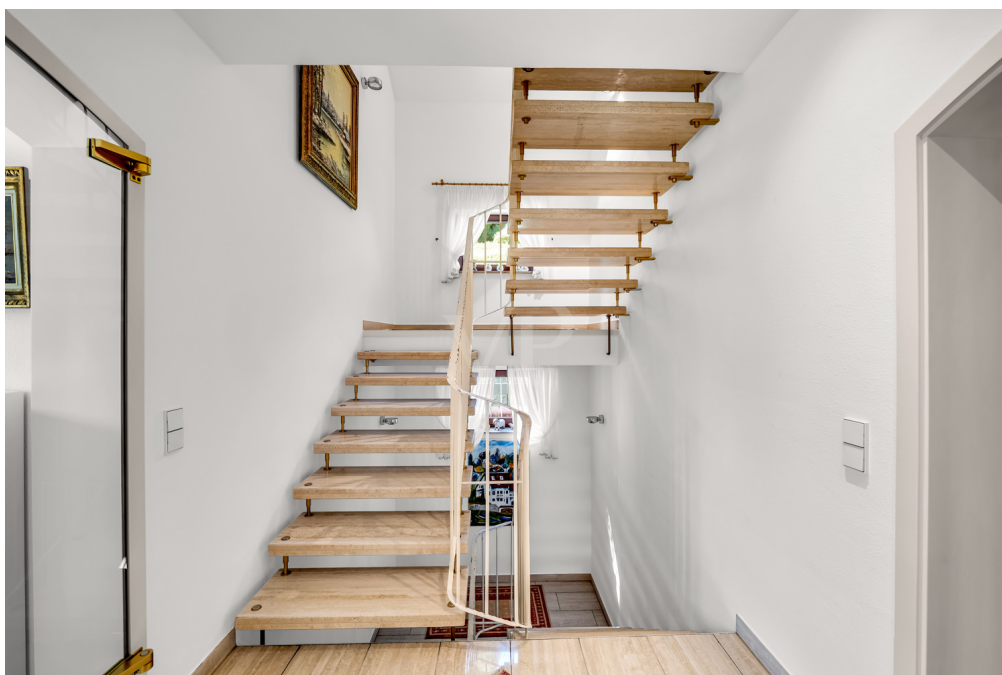
Property ID: 25256239 - 74653 Künzelsau

The property



Property ID: 25256239 - 74653 Künzelsau

The property



Property ID: 25256239 - 74653 Künzelsau

The property



Property ID: 25256239 - 74653 Künzelsau

The property



VP VON POLL
IMMOBILIEN

**Immobilienbewertung –
exklusiv und
professionell.**

- Was ist Ihre Immobilie wert?
- Wie entwickelt sich der Wert Ihrer Immobilie in Zukunft?
- Wie wirkt sich eine Modernisierung auf den Wert ihrer Immobilie aus?

Ihre persönliche und exklusive Immobilienanalyse erhalten Sie nach nur wenigen Klicks.

www.von-poll.com

Property ID: 25256239 - 74653 Künzelsau

The property



Property ID: 25256239 - 74653 Künzelsau

The property



Property ID: 25256239 - 74653 Künzelsau

The property



Property ID: 25256239 - 74653 Künzelsau

The property



Property ID: 25256239 - 74653 Künzelsau

The property



Property ID: 25256239 - 74653 Künzelsau

The property



Property ID: 25256239 - 74653 Künzelsau

The property



Property ID: 25256239 - 74653 Künzelsau

The property



Property ID: 25256239 - 74653 Künzelsau

The property



Property ID: 25256239 - 74653 Künzelsau

The property



VP VON POLL
IMMOBILIEN

Finden Sie
Ihre Immobilie.

Vorgemerkte Suchkunden
erfahren frühzeitig von
neuen Immobilienangeboten.

www.von-poll.com



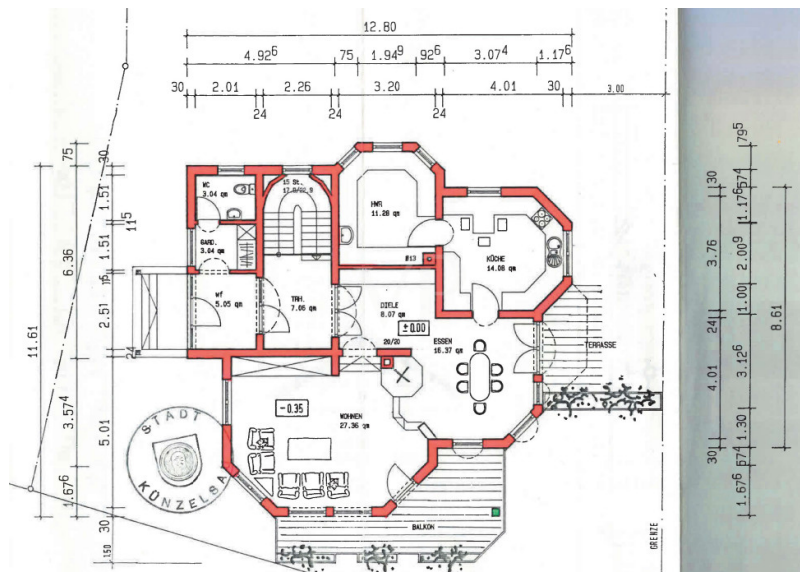
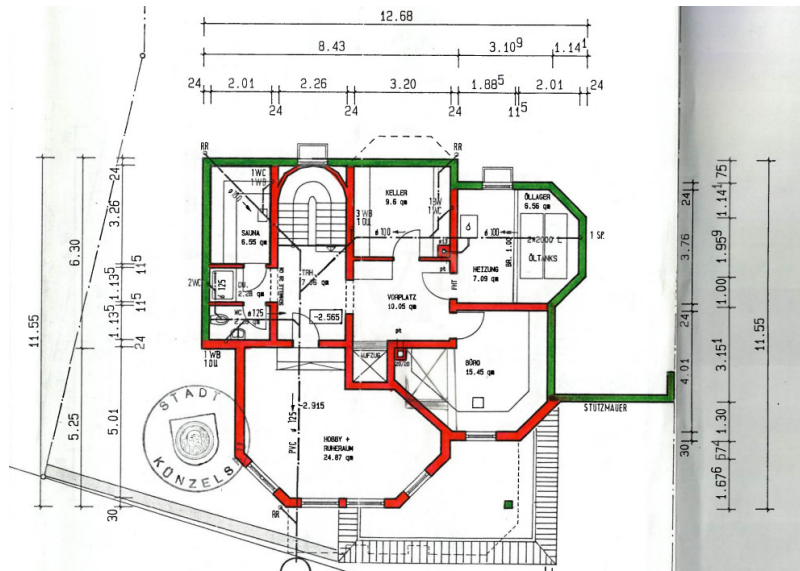
Property ID: 25256239 - 74653 Künzelsau

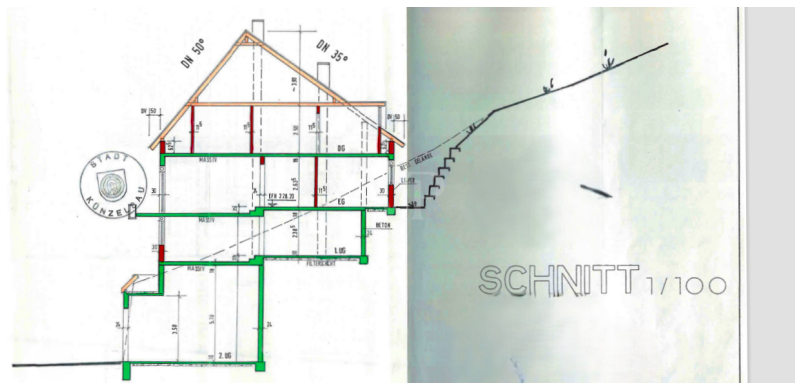
The property



Property ID: 25256239 - 74653 Künzelsau

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: 25256239 - 74653 Künzelsau

A first impression

For sale is an exceptionally well-kept detached house that was built in 1990 and has been continuously modernized since then.

Nestled in one of the most sought-after residential areas of Künzelsau, this property is situated on a generous plot of approx. 786 m² with an impressive living space of approx. 392 m² - an ideal home for families with high demands on space, comfort and quality.

You can feel the special atmosphere as soon as you enter the house: high-quality materials, a well thought-out room layout and a light-flooded living ambience characterize the overall picture.

The spacious living and dining area on the first floor forms the heart of the house - complemented by a cozy fireplace and direct access to the large, heated terrace with incomparable views over the Kocher river and the town of Künzelsau.

The high-quality fitted kitchen from 2014 impresses with appliances from the premium brands Gaggenau and Miele and makes the heart of every cooking enthusiast beat faster.

Separate guest WCs on all floors and elegant "Axor" fittings in all bathrooms underline the high standard of fittings.

Spacious bedrooms, some with walk-in dressing rooms, await you on the upper floor.

The master bathroom is equipped with underfloor heating - for maximum comfort. The top floor boasts an impressive, maisonette-style teenage bedroom - a very special retreat for the next generation.

The basement offers additional utility and living space:

A fully-fledged granny apartment, which can alternatively be used as an office for your business, a wellness area with KLAFS sauna, a bathroom, a further terrace as well as practical cellar rooms and the boiler and utility room complete the space on offer.

Thanks to separate staircase access (stairwell), the areas remain clearly separated if desired.

Nothing has been spared in the outdoor area either: the modernized gardens with garden shed, automatic irrigation system and outdoor shower are perfectly maintained and create an idyllic living environment.

Surrounding balconies and terraces as well as a recently built outdoor seating area provide sunny spots at any time of day.

A single garage, a double garage and an outdoor parking space are available for your vehicles.

An existing elevator shaft also offers the option of a freight or "stamp elevator" - a practical investment for the future.

Conclusion:

This property is far more than just a home - it is a well thought-out lifestyle concept for discerning buyers who value quality, comfort, location and long-term prospects.

The VON POLL IMMOBILIEN team looks forward to hearing from you and welcomes you to a personal viewing on site.

Property ID: 25256239 - 74653 Künzelsau

Details of amenities

Here is a list of some of the property's highlights:

- Approx. 786 m² plot area
- Approx. 392 m² total living space
- Very well-kept overall condition
- Continuously modernized
- Solar thermal energy for heating support
- High-quality fitted kitchen 2014 (Gaggenau & Miele appliances)
- Distant view over the Kocher and Künzelsau
- Separate guest WCs in the basement, ground floor & first floor
- "Axor" fittings in bathrooms & guest WCs
- Large heated terrace area on the ground floor
- Surrounding balcony / terrace areas
- Modernized outdoor facilities / well-kept garden with garden shed
- Automatic outdoor irrigation system / outdoor shower
- Elevator shaft for stamp / freight elevator
- Single garage & double garage as well as outdoor parking space

Ground floor / upper floor / attic:

- Spacious living/dining area on the first floor
- Large bedrooms with dressing room on the upper floor
- Underfloor heating in the master bathroom
- Very large youth room (maisonette style) on the top floor
- Large balcony on the top floor
- Separate staircase
- Built-in fireplace in the living room

Basement:

- Approx. 61 m² living space
- Fully-fledged granny apartment or office space

- Sauna area with saunarium and bathroom
- Terrace with distant view
- Cellar rooms
- Heating / technical room

These are just a few highlights of the many special features of this dream property.

We would be happy to provide you with further information and image/video material after personal consultation.

You are welcome to convince yourself of the quality and possibilities during a personal viewing on site.

The VON POLL real estate team looks forward to your inquiry.

Property ID: 25256239 - 74653 Künzelsau

All about the location

The property is situated in a quiet, preferred location in Künzelsau - a charming university town in the middle of the picturesque Hohenlohe plain.

The town impresses with its high quality of life, good infrastructure and cultural diversity - including the Carmen Würth Forum and the Würth Museum.

Thanks to its proximity to the A6, the metropolitan regions of Stuttgart, Nuremberg, Heilbronn, Würzburg and Frankfurt are easily accessible - ideal for commuters and business travelers.

The district town of Künzelsau stretches across the idyllic Hohenlohe plain and is located in the Hohenlohe district in the Franconian state of Baden-Württemberg. The town of Künzelsau has approx. 16,437 inhabitants, covers approx. 75.17 km² and is divided into the town center and 10 districts and the Würth Museum, Carmen - Würth - Forum and is a university town with 1500 study places.

There are also numerous leisure activities on offer, such as a visit to the Kocher river outdoor pool, the cozy old town, the forest nature trail and numerous playgrounds. Künzelsau also scores with cultural highlights such as the Würth Museum, the art gallery and the town museum. Local clubs and associations also offer various activities and events. The town also has numerous schools, kindergartens and a branch of Heilbronn University.

Künzelsau also offers various shopping facilities, pharmacies, doctors and banks/post office. The easily accessible towns of Schwäbisch Hall, Heilbronn and Crailsheim are also ideal for shopping trips, family outings or sporting activities. Numerous local companies and world market leaders are located in and around Künzelsau, making it an attractive business location with a very good labor market situation. The Anne-Sophie free school guarantees special educational opportunities for your offspring, from nursery school to A-levels, and of course

there is a large number of free kindergarten places available.

Property ID: 25256239 - 74653 Künzelsau

Other information

GELDWÄSCHE: Als Immobilienmaklerunternehmen ist die von Poll Immobilien GmbH nach § 2 Abs. 1 Nr. 14 und § 11 Abs. 1, 2 Geldwäschegesetz (GwG) dazu verpflichtet, bei der Begründung einer Geschäftsbeziehung die Identität des Vertragspartners festzustellen und zu überprüfen, bzw. sobald ein ernsthaftes Interesse an der Durchführung des Immobilienkaufvertrages besteht. Hierzu ist es erforderlich, dass wir nach § 11 Abs. 4 GwG die relevanten Daten Ihres Personalausweises festhalten (wenn Sie als natürliche Person handeln) – beispielsweise mittels einer Kopie. Bei einer juristischen Person benötigen wir eine Kopie des Handelsregisterauszugs, aus welchem der wirtschaftlich Berechtigte hervorgeht. Das Geldwäschegesetz sieht vor, dass der Makler die Kopien bzw. Unterlagen fünf Jahre aufbewahren muss. Als unser Vertragspartner haben Sie auch eine Mitwirkungspflicht nach § 11 Abs. 6 GwG.

HAFTUNG: Wir weisen darauf hin, dass die von uns weitergegebenen Objektinformationen, Unterlagen, Pläne etc. vom Verkäufer bzw. Vermieter stammen. Eine Haftung für die Richtigkeit oder Vollständigkeit der Angaben übernehmen wir daher nicht. Es obliegt daher unseren Kunden, die darin enthaltenen Objektinformationen und Angaben auf ihre Richtigkeit hin zu überprüfen. Alle Immobilienangebote sind freibleibend und vorbehaltlich Irrtümer, Zwischenverkauf- und Vermietung oder sonstiger Zwischenverwertung.

UNSER SERVICE FÜR SIE ALS EIGENTÜMER:

Planen Sie den Verkauf oder die Vermietung Ihrer Immobilie, so ist es für Sie wichtig, deren Marktwert zu kennen. Lassen Sie kostenfrei und unverbindlich den aktuellen Wert Ihrer Immobilie professionell durch einen unserer Immobilienspezialisten einschätzen. Unser bundesweites und internationales Netzwerk ermöglicht es uns, Verkäufer bzw. Vermieter und Interessenten

bestmöglich zusammenzuführen.

Property ID: 25256239 - 74653 Künzelsau

Contact partner

For further information, please contact your contact person:

Christopher Borstelmann

Mauerstraße 19, 74523 Schwäbisch Hall

Tel.: +49 791 - 95 61 68 90

E-Mail: schwaebisch.hall@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com