

Ratzeburg

Country villa for discerning tastes!

Property ID: 25175015

FÜR SIE IN DEN BESTEN LAGEN



Secret Sale

www.von-poll.com

PURCHASE PRICE: 729.000 EUR • LIVING SPACE: ca. 323 m² • ROOMS: 11 • LAND AREA: 906 m²

Property ID: 25175015 - 23909 Ratzeburg

- At a glance
- The property
- Floor plans
- A first impression
- All about the location
- Contact partner

Property ID: 25175015 - 23909 Ratzeburg

At a glance

Property ID	25175015
Living Space	ca. 323 m²
Roof Type	Half-hipped roof
Rooms	11
Bedrooms	3
Bathrooms	2
Type of parking	2 x Garage

Purchase Price	729.000 EUR
Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Condition of property	Shell
Construction method	Solid
Usable Space	ca. 198 m²
Equipment	Terrace, Fireplace, Garden / shared use, Balcony

Property ID: 25175015 - 23909 Ratzeburg

The property



Property ID: 25175015 - 23909 Ratzeburg

The property



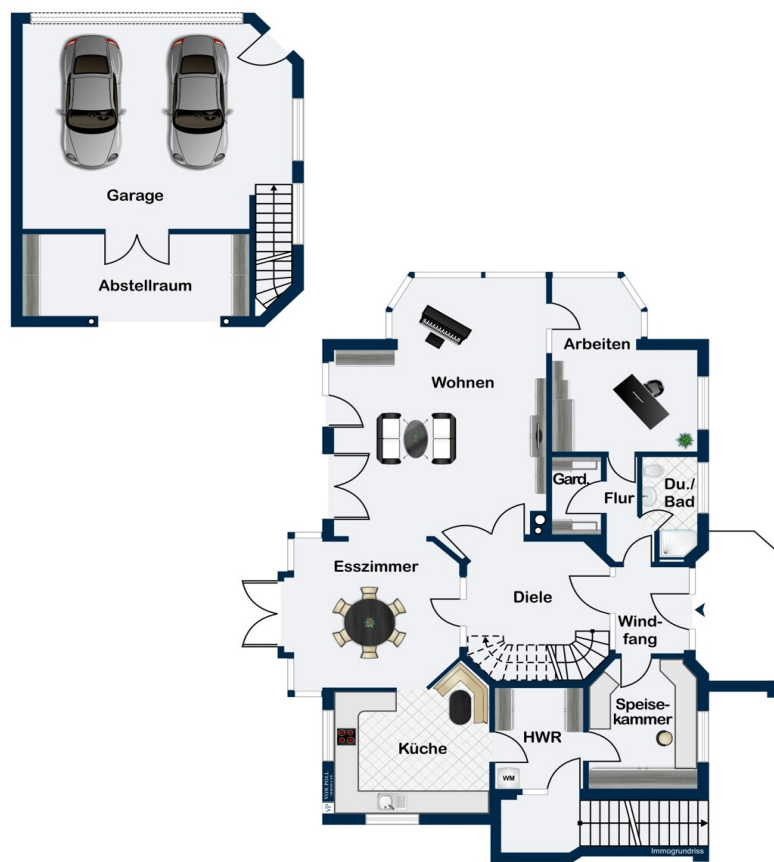
Property ID: 25175015 - 23909 Ratzeburg

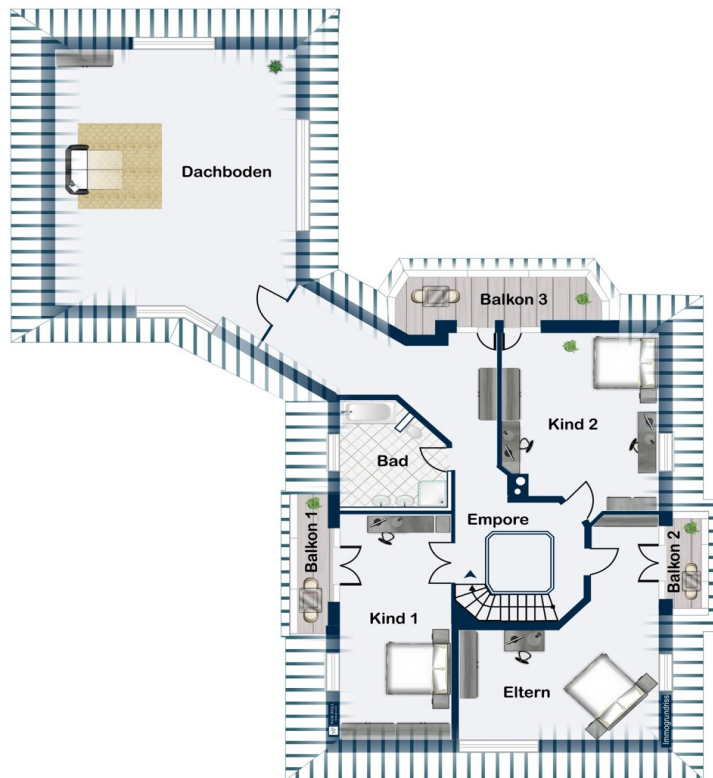
The property

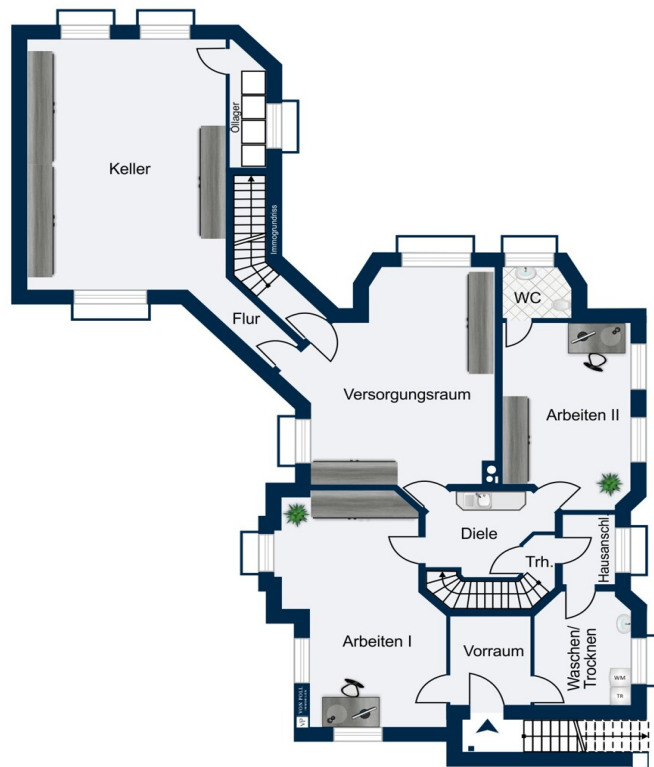


Property ID: 25175015 - 23909 Ratzeburg

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: 25175015 - 23909 Ratzeburg

A first impression

This spacious, fully-basemented country house, currently in shell construction, offers an impressive living and usable area of approximately 521 m² on a roughly 906 m² plot and boasts a well-thought-out floor plan in a rural yet conveniently located setting. The detached house, complete with a generous double garage, combines a high level of living comfort with diverse usage possibilities – ideal for large families, freelancers requiring space, or those needing hobby rooms. Upon entering the house, you are greeted by a welcoming entrance hall that makes a striking impression. From the hallway, you access the various living areas, distributed across a total of 11 rooms. The heart of the house is the spacious living and dining room, which, with its brightness and open design featuring a fireplace, will become the central hub of family life. The adjacent, open-plan kitchen offers ample space for individual cooking concepts and convivial gatherings. Here, everything is in place for comfortable working and dining. In addition, there are two utility rooms, ideal for storing and organizing supplies and household items. The upper floor houses the house's three bedrooms. Thanks to the intelligent layout, all residents enjoy a high degree of privacy. The rooms are well-proportioned and can be flexibly used as children's rooms, guest rooms, or offices, depending on requirements. The highlight: all three rooms have their own balcony! The full bathroom offers comfort for the whole family; there is also a separate shower room on the ground floor and another toilet in the basement. A particular strength of this property is the number of flexibly usable rooms in the basement, accessible via an external staircase. These offer space for individual hobbies, a home office, or a fitness area, making the house suitable for a wide variety of lifestyles. A special feature: the basement can be used for commercial purposes! The outdoor areas, such as terraces, flowerbeds, and pathways, still need to be landscaped. Thanks to the approximately 2,122 m² directly adjacent biotope, the property appears significantly larger. Several outdoor parking spaces are possible on the property, and the double garage with adjoining storage room offers ample parking for cars, motorcycles, and bicycles. Due to the current shell construction, the interior finishes can still be customized. Options include underfloor heating, triple-glazed windows with roller shutters, a central vacuum system, a future-proof heating system, modern electrical wiring, a ventilation system, an alarm system, as well as an elevator and barrier-free access. Partial use of the ground floor for senior-friendly living is also conceivable. The house's location combines peaceful living conditions with excellent access to local amenities. Shopping facilities, schools, and medical care are easily accessible, making the property an attractive place to live for a wide range of people. We would be delighted to present this exceptional country house to you in detail during a personal viewing. Let yourself be convinced by the many possibilities and the inviting atmosphere. Contact us to arrange a



VON POLL
REAL ESTATE

private viewing appointment.

Property ID: 25175015 - 23909 Ratzeburg

All about the location

Ratzeburg ist als Luftkurort anerkannt und aufgrund der Altstadtlage inmitten der Ratzeburger Seen auch eine „Inselstadt“.

Mit seinen rund 14.500 Einwohnern hat sich Ratzeburg seinen Reiz als Kleinstadt bewahrt und bietet nicht nur zahlreiche Freizeitaktivitäten, sondern auch eine gute Verkehrsanbindung.

So erreicht man Lübeck in ca. 25, Hamburg in ca. 55 und Schwerin in rund 60 Minuten.

Als Kreisstadt verfügt Ratzeburg über zahlreiche Annehmlichkeiten und eine gute Infrastruktur.

Zu nennen wären neben zahlreichen Kitas, sämtlichen Schulformen und einer guten Ärzteversorgung nebst DRK-Krankenhaus auch die zahlreichen Vereine sowie der Sitz der Kreisverwaltung und der Bundespolizeiabteilung.

Der hohe Freizeitwert findet sich auch in den vielen Badestellen und Wassersportmöglichkeiten in und um Ratzeburg wieder. Nicht zuletzt ist Ratzeburg auch durch den erfolgreichen Ratzeburger Ruderclub und das Ruderinternat international bekannt.

Auch touristisch haben Ratzeburg und der Kreis Herzogtum Lauenburg einiges zu bieten: So gilt der „Naturpark Lauenburgische Seen“ mit seinen zahlreichen Seen und Wäldern schon seit Langem als gut besuchtes Urlaubsgebiet für Natur- und Wanderfreunde und der Ratzeburger See wurde mehrfach zum beliebtesten See in Schleswig-Holstein gewählt.

Die Ostsee ist als Tagesausflug ebenfalls ein gern besuchter und schnell erreichbarer Anziehungspunkt und bietet mit den Ortschaften wie Timmendorfer Strand, Travemünde oder auch Scharbeutz Erholung und Entspannung.

Property ID: 25175015 - 23909 Ratzeburg

Contact partner

For further information, please contact your contact person:

Peter Kindermann (Dipl.-Ing.)

Töpferstraße 20, 23909 Ratzeburg

Tel.: +49 4541 - 85 92 48 0

E-Mail: ratzeburg@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com