

Krummesse

Family-friendly detached house on the Elbe-Lübeck Canal

Property ID: 25175012



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PURCHASE PRICE: 429.000 EUR • LIVING SPACE: ca. 119 m² • ROOMS: 4 • LAND AREA: 1.011 m²

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At a glance

Property ID	25175012
Living Space	ca. 119 m²
Roof Type	Gabled roof
Rooms	4
Bedrooms	3
Bathrooms	2
Year of construction	1970
Type of parking	1 x Car port, 1 x Garage

Purchase Price	429.000 EUR
Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Condition of property	Well-maintained
Construction method	Solid
Usable Space	ca. 43 m²
Equipment	Terrace, Guest WC, Garden / shared use, Built-in kitchen

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Energy Data

Energy Source	Oil	Energy Certificate	Energy demand certificate
Energy certificate valid until	18.08.2035	Final Energy Demand	249.00 kWh/m²a
Power Source	Oil	Energy efficiency class	G
		Year of construction according to energy certificate	1970

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The property



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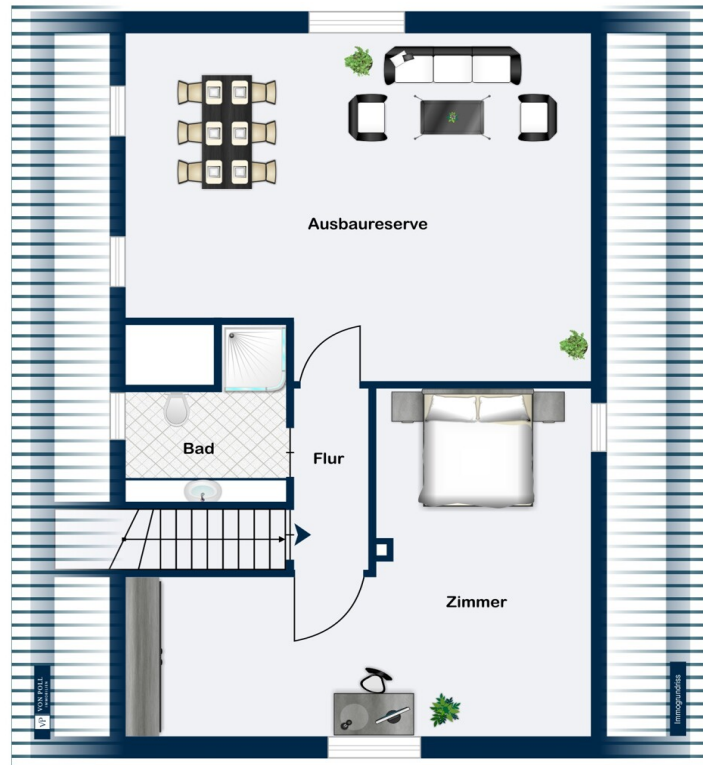
The property



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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.

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A first impression

Family-friendly detached house on the Elbe-Lübeck Canal! This well-maintained detached house, built in 1970, offers a comfortable home for couples and families with approximately 119 m² of living space on a generous plot of about 1,011 m². The ground floor comprises approximately 94 m² and the attic approximately 25 m². The property is located in a quiet cul-de-sac predominantly consisting of detached houses. Last modernized in 2010, this solidly constructed house has been in good condition ever since. A special feature: this property could also be used as a two-family house, as there is a separate entrance to the attic. The ground floor comprises three rooms, including two bedrooms, a fully equipped bathroom, a convenient guest WC, a spacious hallway, and the kitchen. The living and dining area is characterized by plenty of natural light and can be flexibly designed to suit individual preferences. From the living room, there is access to the covered terrace and the spacious garden, which offers a variety of uses – whether for entertaining, gardening projects, or as a play area. The separate, practical kitchen provides ample storage and workspace for preparing everyday meals. Thoughtfully placed windows ensure a pleasant atmosphere. The bedrooms offer ideal retreats and, thanks to their layout, can be used in a variety of ways – as a master bedroom, children's rooms, or a quiet workspace. Currently, in addition to a bedroom and hallway, the attic also features a shower room and approximately 30 m² of potential living space. The quality of the fixtures and fittings is good to standard, providing a solid foundation for realizing your own interior design ideas. The central heating system guarantees a reliable and efficient heat supply to all rooms and must be brought up to legal requirements after purchase. The size of the property offers plenty of space for individual needs related to leisure activities, hobbies, or even an extension of the building. Practical storage areas, a utility room, and storage space in the partial basement complete the offering. A garage with an attached carport is available for vehicles. Thanks to its location, you'll benefit from excellent infrastructure: shops, kindergartens, schools, and doctors are all within easy reach, while green spaces and recreational facilities add to the appeal of this home. Excellent public transport connections ensure flexibility in your daily life. Does this property appeal to you and would you like to learn more? We would be happy to arrange a viewing appointment to see for yourself the possibilities and the well-maintained condition of this house. This property offers great potential for individual design and personal living concepts.

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All about the location

Krummesse ist eine ca. 18 km² große Gemeinde, die zum Teil zum Kreis Herzogtum Lauenburg und zum Teil zur Hansestadt Lübeck gehört. In der Gemeinde Krummesse wohnen rund 1.700 und im Lübecker Stadtteil rund 1.000 Einwohner.

Krummesse verfügt über eine gute Infrastruktur wie Einkaufsmöglichkeiten, Tankstelle, Kindergarten, die Stecknitz Grund- und Gemeinschaftsschule, mehrere Ärzte, Freiwillige Feuerwehr sowie eine direkte Anbindung an den Busverkehr der Stadt Lübeck.

Durch seine gute Autobahnanbindung ist der Ort auch für Berufspendler bestens geeignet und hat durch seine kurze Entfernung nach Lübeck, aber auch durch seine ländliche Lage zahlreiche Vorzüge.

Der direkt am Ort vorbeilaufende Elbe-Lübeck-Kanal hat durch seinen Radwanderweg eine besondere Attraktivität.

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Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 18.8.2035.

Endenergiebedarf beträgt 249.00 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Öl.

Das Baujahr des Objekts lt. Energieausweis ist 1970.

Die Energieeffizienzklasse ist G.

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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

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