

Schmilau

Spacious and bright penthouse apartment in a quiet location

Property ID: 25175014



www.von-poll.com

PURCHASE PRICE: 209.000 EUR • LIVING SPACE: ca. 122 m² • ROOMS: 4

Property ID: 25175014 - 23911 Schmilau

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

Property ID: 25175014 - 23911 Schmilau

At a glance

Property ID	25175014
Living Space	ca. 122 m²
Roof Type	Gabled roof
Floor	1
Rooms	4
Bedrooms	3
Bathrooms	1
Year of construction	1888
Type of parking	1 x Car port

Purchase Price	209.000 EUR
Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Modernisation / Refurbishment	1987
Condition of property	Well-maintained
Construction method	Solid
Usable Space	ca. 10 m²
Equipment	Terrace, Built-in kitchen

Property ID: 25175014 - 23911 Schmilau

Energy Data

Type of heating	Central heating	Energy Certificate	Energy demand certificate
Energy Source	Gas	Final Energy Demand	178.00 kWh/m²a
Energy certificate valid until	24.08.2032	Energy efficiency class	F
Power Source	Gas	Year of construction according to energy certificate	2018

Property ID: 25175014 - 23911 Schmilau

The property



Property ID: 25175014 - 23911 Schmilau

The property



Property ID: 25175014 - 23911 Schmilau

The property



Property ID: 25175014 - 23911 Schmilau

The property



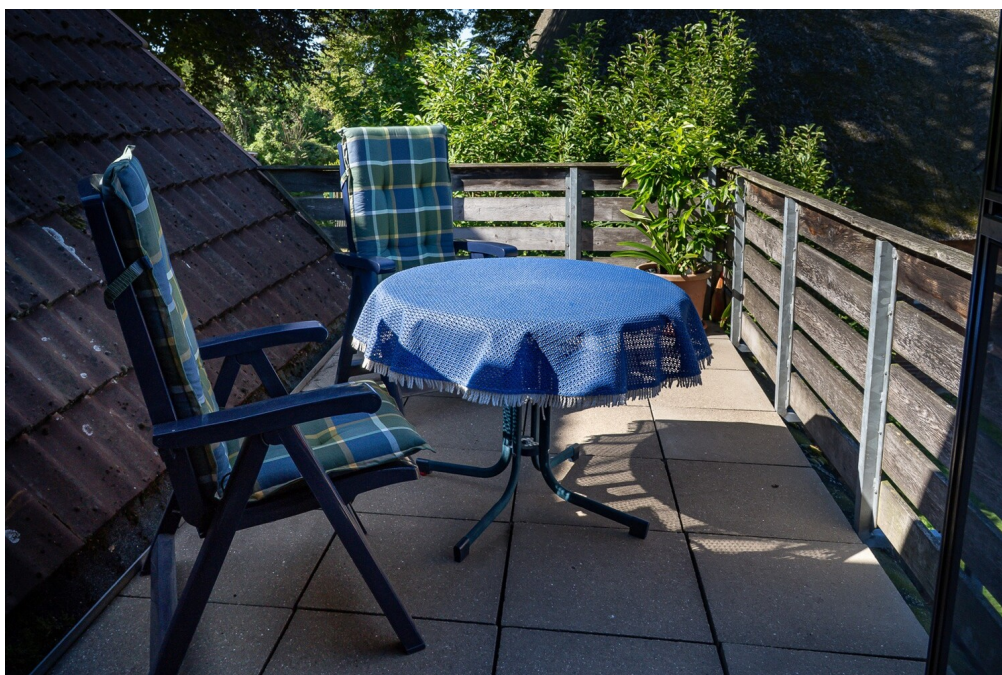
Property ID: 25175014 - 23911 Schmilau

The property



Property ID: 25175014 - 23911 Schmilau

The property



Property ID: 25175014 - 23911 Schmilau

The property



Property ID: 25175014 - 23911 Schmilau

A first impression

This well-designed and spacious 4-room apartment is located on the top floor of a well-maintained, four-unit building. The apartments are distributed between the main house and an extension. The building was constructed in 1888 using solid construction methods and was last extensively renovated and modernized in 1987. The apartment occupies the entire top floor as well as the partially converted attic. It features three well-proportioned bedrooms and a bright living area with a large window front. One of the bedrooms has a space-saving staircase, creating additional living space in the attic – ideal for a teenager! From the kitchen with a dining area, you can access the approximately 9 m² roof terrace overlooking the property and the green spaces beyond. The bathroom, with natural light, includes a shower, a bathtub, a double vanity, a toilet, and a towel warmer. The apartment also has a small storage room and a very large storage room in the attic. All windows are double-glazed and fitted with custom-made pleated blinds. The apartment includes a storage room of approximately 10 m² (approximately 10 sq m) and a carport parking space directly behind the house. We would be happy to show you this beautiful apartment in person and look forward to hearing from you!

Property ID: 25175014 - 23911 Schmilau

Details of amenities

- Dach-Terrasse
- Carport-Stellplatz
- Kellerersatzraum
- Abstellkammer
- Ausbaureserve
- Spitzboden

Property ID: 25175014 - 23911 Schmilau

All about the location

Schmilau ist eine kleine Gemeinde im Kreis Herzogtum Lauenburg in Schleswig-Holstein und liegt in unmittelbarer Nachbarschaft zur Kreisstadt Ratzeburg.

Knapp eine Autostunde von der Hamburger Innenstadt und ca. 35 Minuten von der Lübecker Innenstadt entfernt.

Aktuell zählt die Gemeinde rund 550 Einwohner.

Die ruhige Lage und die Nähe zur Lauenburgischen Seenplatte, sorgen dafür, dass sich die Gemeinde einer großen Beliebtheit erfreut, insbesondere bei denen, die Wert auf Ihre Privatsphäre und den Erholungsfaktor legen.

Property ID: 25175014 - 23911 Schmilau

Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 24.8.2032.

Endenergiebedarf beträgt 178.00 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Gas.

Das Baujahr des Objekts lt. Energieausweis ist 2018.

Die Energieeffizienzklasse ist F.

Property ID: 25175014 - 23911 Schmilau

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