

Kirchheim unter Teck – Ötlingen

Terraced house in need of renovation, in a convenient location with garden

Property ID: 25364035



PURCHASE PRICE: 298.000 EUR • LIVING SPACE: ca. 94 m² • ROOMS: 4.5 • LAND AREA: 187 m²

Property ID: 25364035 - 73230 Kirchheim unter Teck – Ötlingen

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

Property ID: 25364035 - 73230 Kirchheim unter Teck – Ötlingen

At a glance

Property ID	25364035
Living Space	ca. 94 m²
Rooms	4.5
Bedrooms	3
Bathrooms	1
Year of construction	1965
Type of parking	1 x Garage

Purchase Price	298.000 EUR
Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Modernisation / Refurbishment	2014
Condition of property	Needs renovation
Construction method	Solid
Usable Space	ca. 59 m²
Equipment	Terrace, Guest WC, Garden / shared use, Built-in kitchen, Balcony

Property ID: 25364035 - 73230 Kirchheim unter Teck – Ötlingen

Energy Data

Type of heating	Central heating	Energy Certificate	Energy demand certificate
Energy Source	Oil	Final Energy Demand	142.40 kWh/m²a
Energy certificate valid until	09.04.2032	Energy efficiency class	E
Power Source	Oil	Year of construction according to energy certificate	1967

Property ID: 25364035 - 73230 Kirchheim unter Teck – Ötlingen

The property



Property ID: 25364035 - 73230 Kirchheim unter Teck – Ötlingen

The property



Property ID: 25364035 - 73230 Kirchheim unter Teck – Ötlingen

The property



Property ID: 25364035 - 73230 Kirchheim unter Teck – Ötlingen

The property



Property ID: 25364035 - 73230 Kirchheim unter Teck – Ötlingen

The property



Property ID: 25364035 - 73230 Kirchheim unter Teck – Ötlingen

The property



Property ID: 25364035 - 73230 Kirchheim unter Teck – Ötlingen

The property



Property ID: 25364035 - 73230 Kirchheim unter Teck – Ötlingen

The property

**WIR FINANZIEREN
ALLES – AUSSER
LUFTSCHLÖSSER**

**WIR HABEN FÜR SIE
IHRE WUNSCHFINANZIERUNG
AUS RUND 700 FINANZINSTITUTEN**

Wir bieten Ihnen unabhängige
Finanzierungsberatung, überprüfen Ihre
bestehende Finanzierung oder klären, welche
Immobilie für Sie finanziell in Frage kommt!

JETZT HIER BERATEN LASSEN.

AKTUELLE ZINSEN
bei einem Nettodarlehensbetrag von 350.000 €
3,56% p.a.
effektiver Jahreszins: 10 Jahre Sollzinsbindung
3,48% p.a. gebundener Sollzins

Sollzinsbindung	gebundener Sollzins	effektiver Jahreszins
5 Jahre	3,41% p.a.	3,51% p.a.
10 Jahre	3,48% p.a.	3,56% p.a.
30 Jahre	4,10% p.a.	4,19% p.a.

Stand 02.10.2025

**Konditionen
wie im Internet,
Ansprechpartner
vor Ort!**

**Strome pflanzen
fürs Klima**
SHOW MY TREE

www.von-poll-finance.com

FÜR SIE IN DEN BESTEN LAGEN

**VP VON POLL
IMMOBILIEN**



**VP VON POLL
IMMOBILIEN**

**Vertrauen Sie einem
ausgezeichneten Immobilienmakler.**

Kontaktieren Sie uns, wir freuen uns darauf,
Sie persönlich und individuell zu beraten.
T.: 07021 - 50 44 88 0

BELLEVUE
Best Property
Agents
2024

**VON KUNDEN
EMPFOHLEN
2023**
Mehr Infos
Proven Expert

Google
★★★★★
Kundenrezensionen

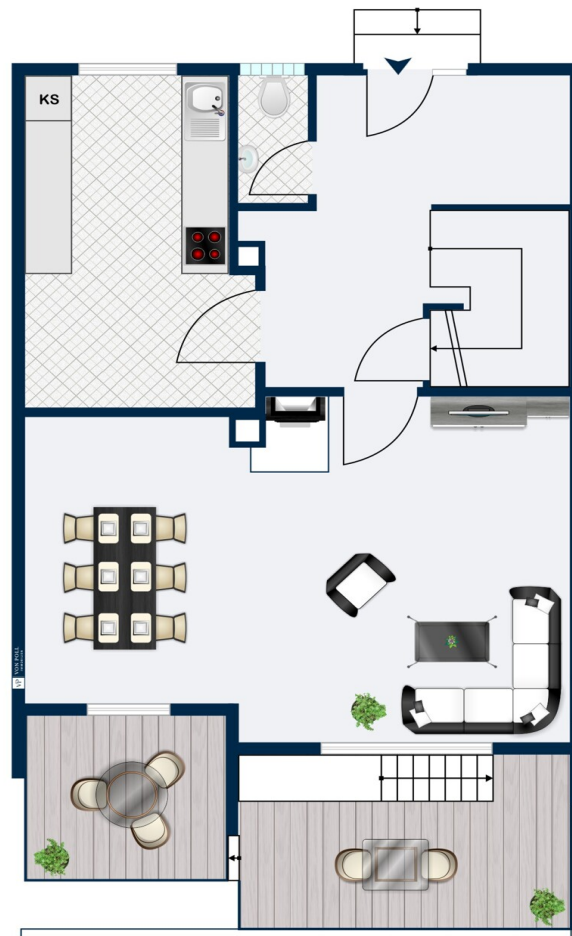
Shop Kirchheim unter Teck | Marktstraße 52 | 73230 Kirchheim unter Teck | kirchheim@von-poll.com

Leading
REAL ESTATE
COMPANIES
IN THE WORLD

www.von-poll.com

Property ID: 25364035 - 73230 Kirchheim unter Teck – Ötlingen

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: 25364035 - 73230 Kirchheim unter Teck – Ötlingen

A first impression

This charming terraced house, built in 1965, offers approximately 94 m² of living space with 4.5 well-proportioned rooms, making it an ideal home for families. The approximately 187 m² plot strikes a perfect balance between living space and an easy-to-maintain garden, providing ample room for children to play while also offering quiet retreats for moments of relaxation outdoors. The ground floor comprises a kitchen, a spacious living and dining area with access to the terrace and garden, a guest WC, and a generous hallway that connects the rooms and offers additional space for a wardrobe or storage. Practical built-in wooden wardrobes in the hallway can be retained or modernized as desired. The floors are partly tiled and partly parquet, creating a warm and inviting atmosphere. A staircase leads from the hallway to the upper floor, and there is also a spacious staircase leading down to the basement. Upstairs, you'll find three well-sized bedrooms that can be flexibly used as master bedrooms, children's bedrooms, or guest rooms. One bedroom offers access to an adjoining room, ideal as a home office or workspace. From this room, you can access the balcony, allowing for an elegant combination of sleeping and working. The bathroom is modern and well-maintained, with a walk-in shower and separate toilet. All bedrooms face the garden and are in a quiet location. The basement comprises two storage rooms, the boiler room with oil heating, and a versatile hobby room. The laundry room provides direct access to the garden, making the basement particularly convenient. The oil tank is located underground in the garden outside the house, freeing up valuable basement space for other uses. It's worth noting that radiators are available throughout the house. You can adjust the temperature and heat as needed in the attic, the ground floor hallway, the guest toilet, and the basement rooms. The attic is fully finished but is not included in the living area calculation. This space offers flexible usage options, such as an additional bedroom, playroom, or hobby room. The garden is located at the rear of the house and is quiet and easy to maintain. Here, children can play, plants can flourish, or the family can spend relaxing hours outdoors. The property includes a private garage and a parking space directly in front. The location is particularly family-friendly: the house is just a short walk from the Ötlingen S-Bahn station (S1 towards Stuttgart), providing commuters and families with quick and easy connections. Despite the proximity to the railway, the garden and bedrooms are pleasantly quiet, situated at the rear of the house. The property's current state, which requires modernization, offers considerable design flexibility, allowing you to create a modern, comfortable home tailored to your own preferences with a manageable investment.

Property ID: 25364035 - 73230 Kirchheim unter Teck – Ötlingen

All about the location

Ötlingen, ein familienfreundlicher Stadtteil von Kirchheim unter Teck, liegt etwa 35 km von Stuttgart entfernt und bietet eine gute Infrastruktur.

Der S-Bahn-Anschluss ermöglicht eine bequeme Verbindung in rund 40 Minuten ins Stadtzentrum.

Der Flughafen Stuttgart ist in ungefähr 20 erreichbar.

In Ötlingen selbst befindet sich eine Waldorfschule, darüber hinaus sind alle weiterführenden Schulen und Gymnasien bequem in Kirchheim erreichbar. Zahlreiche Parks, Spielplätze und Sportmöglichkeiten sorgen für abwechslungsreiche Freizeitangebote.

Property ID: 25364035 - 73230 Kirchheim unter Teck – Ötlingen

Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 9.4.2032.

Endenergiebedarf beträgt 142.40 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Öl.

Das Baujahr des Objekts lt. Energieausweis ist 1967.

Die Energieeffizienzklasse ist E.

Property ID: 25364035 - 73230 Kirchheim unter Teck – Ötlingen

Contact partner

For further information, please contact your contact person:

Manuela Sachs & Michael Krohe

Marktstraße 52, 73230 Kirchheim unter Teck

Tel.: +49 7021 - 50 44 88 0

E-Mail: kirchheim@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com