

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

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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

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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

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The property



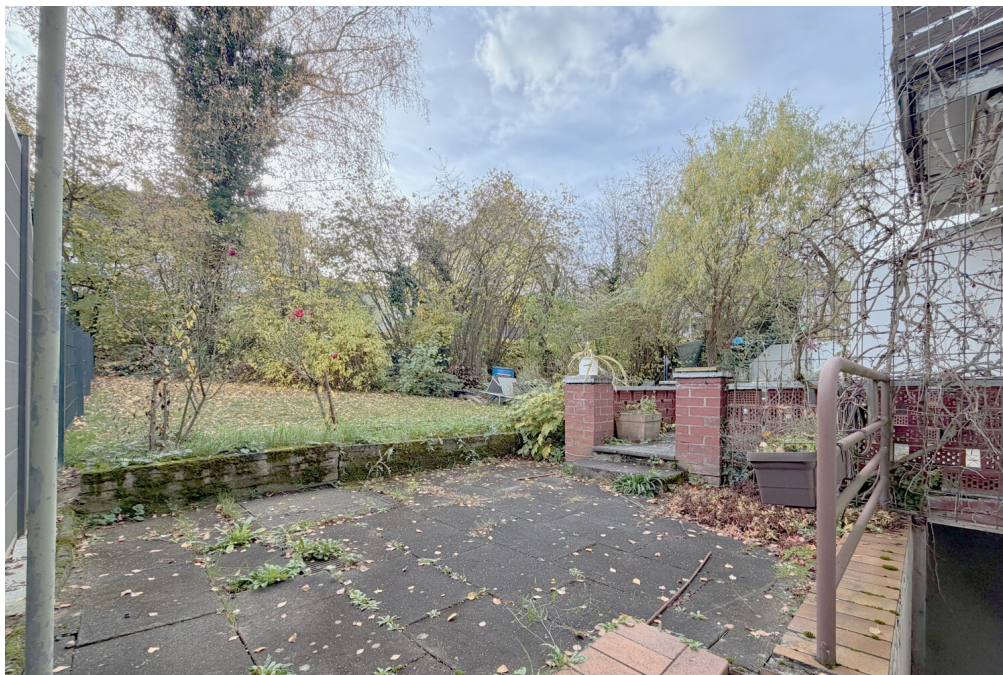
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The property

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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

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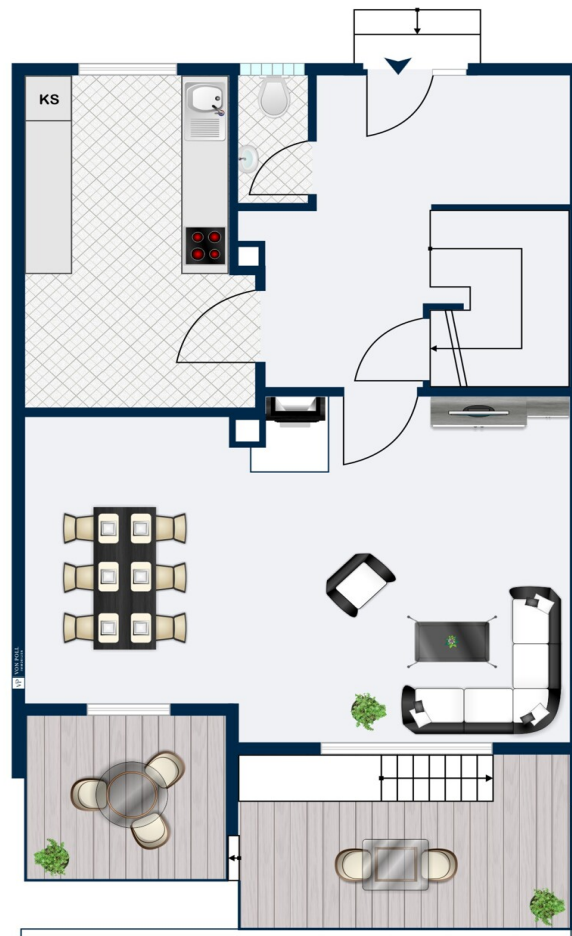
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Floor plans







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

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.

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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.

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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.

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Contact partner

For further information, please contact your contact person:

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