

Reutlingen – Achalmgebiet

Beautiful, fully developed building plot in a prime location on the Achalm

Property ID: 23362149



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PURCHASE PRICE: 498.000 EUR • LAND AREA: 916 m²

Property ID: 23362149 - 72766 Reutlingen – Achalmgebiet

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At a glance

Property ID	23362149	Purchase Price	498.000 EUR
		Commission	Käuferprovision beträgt 4,76 % (inkl. MwSt.) des beurkundeten Kaufpreises

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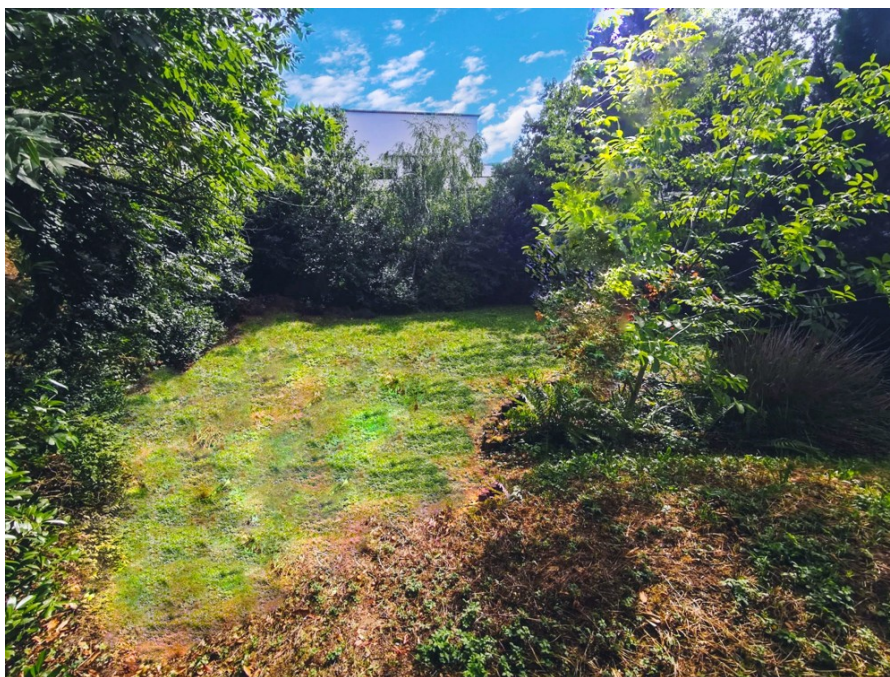
Energy Data

Energy Certificate

Legally not required

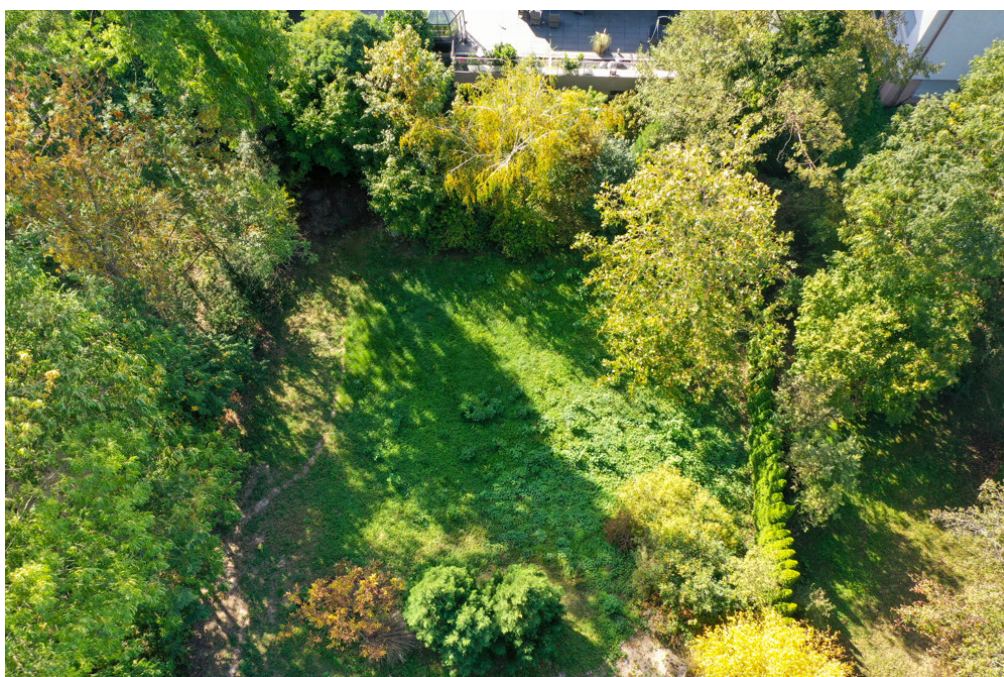
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The property



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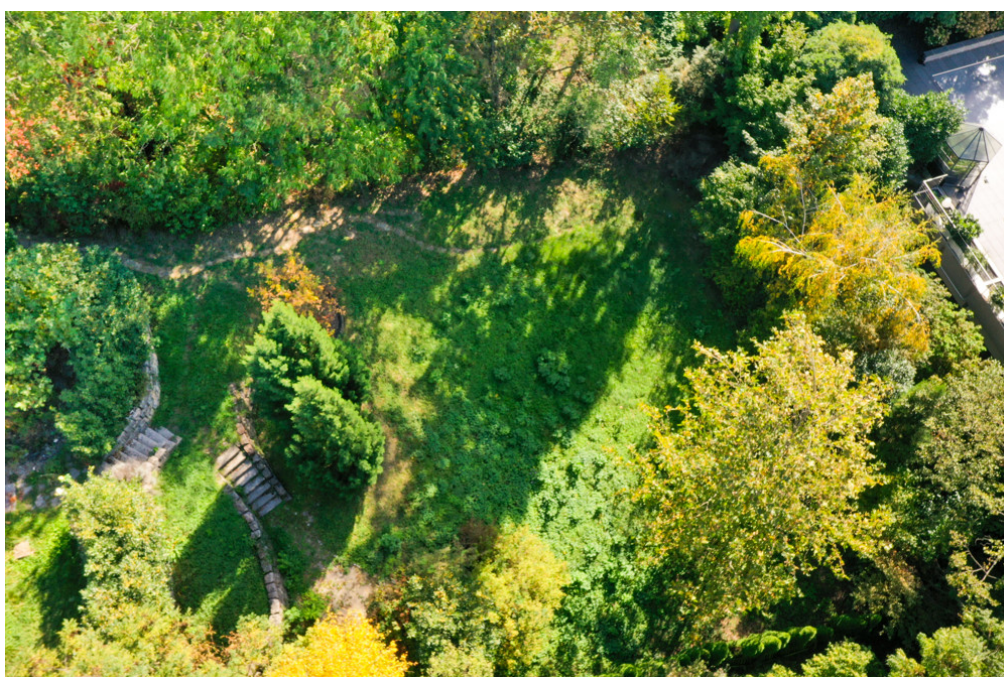
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The property



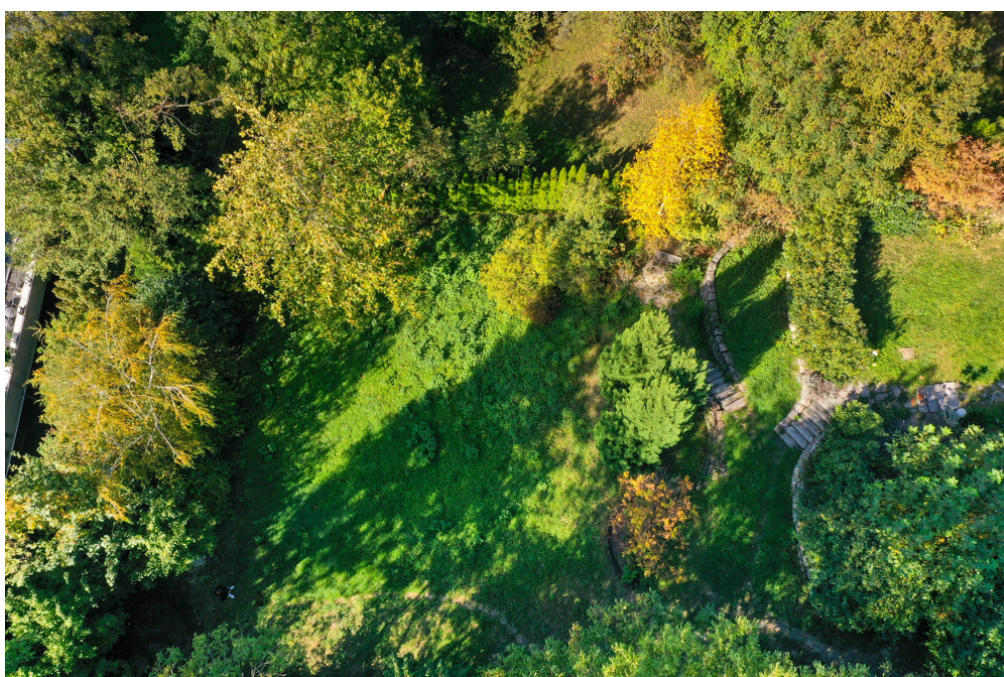
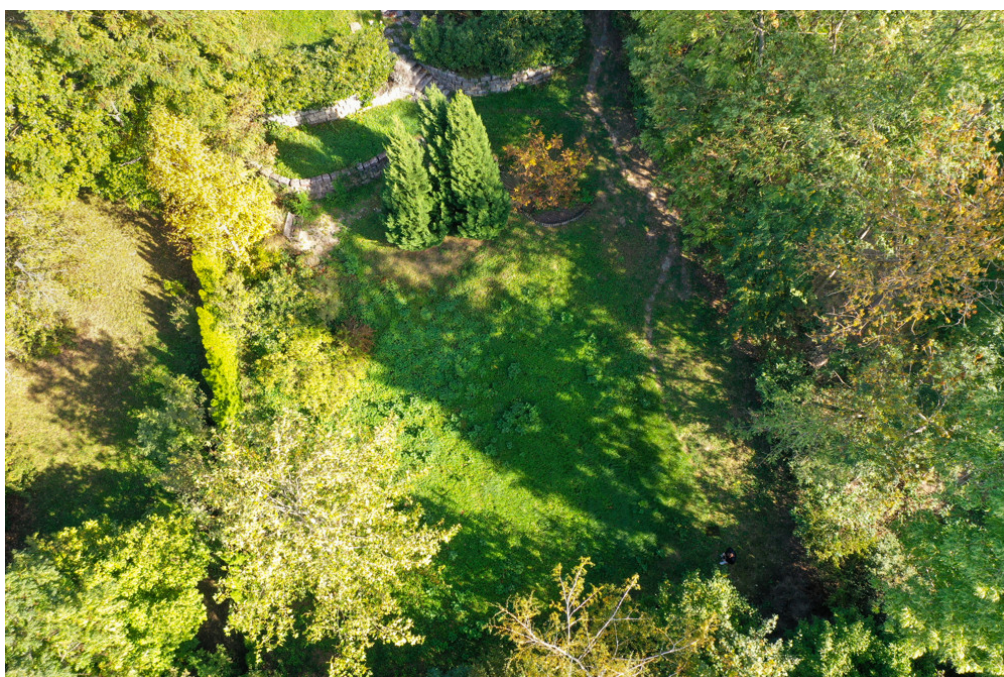
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A first impression

+++ Please understand that we can only respond to inquiries with COMPLETE personal information (full address, phone number, and email address). +++ The building plot, with an area of approximately 916.5 m², is located in a popular and very quiet residential area on the upper Achalm mountain and is ideally suited for the construction of a detached or semi-detached house. The images are renderings of a plan that was intended for this plot. The size of the plot allows for individual planning and design of your future home. You have enough space for a large house with a beautiful garden and a pool. The current development plan stipulates the following: GRZ = 0.25 based on 801 m², GFZ = 0.50 based on 801 m², open construction with a maximum building length of 25.0 m, flat roofs and pitched gable roofs up to 20°, two full stories, purely residential area. The plot is fully serviced and has all necessary connections, such as electricity, water, and sewage. The property is situated in a pleasant neighborhood. The neighboring houses are well-maintained and contribute to a harmonious overall impression. Benefit from a family-friendly environment and a safe living setting for your children. The property's location is extremely advantageous, situated in a quiet yet central residential area. Access is via a private driveway, half of which is included in the sale and factored into the total square footage – a share of 115.5 square meters. The surrounding area is characterized by green spaces and parks, inviting you to enjoy relaxing walks and leisure activities. +++ Please understand that we can only respond to inquiries with COMPLETE personal information (full address, phone number, and email address). +++

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Details of amenities

GRZ = 0,25 aus 801 qm

GFZ = 0,50 aus 801 qm

offene Bauweise mit Gebäudelänge von max. 25,0 m

Flachdächer und geneigte Satteldächer bis 20°

II Vollgeschosse

reines Wohngebiet

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All about the location

Reutlingen mit ca. 120.000 Einwohnern, gehört zur Region Neckar-Alb und zur europäischen Metropolregion Stuttgart und Universitätsstadt Tübingen, weshalb sich die Stadt auch als das „Tor zur Schwäbischen Alb“ bezeichnet.

Das Baugrundstück befindet sich in Reutlinger Bestlage an der Achalm.

Kindergärten, Schulen und verschiedene Freizeitmöglichkeiten befinden sich in unmittelbarer Umgebung.

Die Reutlinger Innenstadt bietet vielfältige Einkaufsmöglichkeiten (Ärzte, Bäcker, Metzger und verschiedene Banken) sowie einen Wochenmarkt, die in wenigen Gehminuten zu erreichen sind.

Das kulturelle Angebot Reutlingens lässt keine Wünsche offen (Philharmonie, Franz K, Ausstellungen, Die Tonne, Kamino...).

Mit einem sehr guten öffentlichen Bus-/ Zugnetz ist Reutlingen auch ohne Auto sehr attraktiv.

Die Stadt Reutlingen selbst verfügt somit über eine ausgezeichnete Infrastruktur. Die Landeshauptstadt Stuttgart, die Neue Messe und der Flughafen sind in ca. 30 Minuten mit dem PKW über die B27 zu erreichen.

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Contact partner

For further information, please contact your contact person:

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