

Tübingen / Hagelloch

# Lukratives 4-Familien-Haus, Kapitalanlage oder zum Aufteilen

*Property ID: 23349012*



**PURCHASE PRICE: 1.096.000 EUR • LIVING SPACE: ca. 299 m<sup>2</sup> • ROOMS: 12 • LAND AREA: 664 m<sup>2</sup>**

Property ID: 23349012 - 72070 Tübingen / Hagelloch

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## At a glance

Property ID	23349012
Living Space	ca. 299 m²
Roof Type	Pitched roof
Rooms	12
Bedrooms	8
Bathrooms	5
Year of construction	1976
Type of parking	2 x Car port, 3 x Outdoor parking space

Purchase Price	1.096.000 EUR
Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Modernisation / Refurbishment	2019
Condition of property	Well-maintained
Construction method	Solid
Usable Space	ca. 125 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 consumption certificate
Energy Source	Oil	Final energy consumption	115.00 kWh/m²a
Energy certificate valid until	24.02.2030	Energy efficiency class	D
Power Source	Oil	Year of construction according to energy certificate	1976



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Zahlreiche weitere Bilder, Grundrisse,  
die Adresse und Informationen erhalten  
Sie nach der Anfrage im ausführlichen  
Exposé

# VPI

Reutlingen - Tübingen

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# VPI

Reutlingen - Tübingen

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## A first impression

+++ Please understand that we can only answer inquiries with COMPLETE personal details (complete address, telephone number and e-mail) +++

This well-kept and modernized 4-family house is situated in a beautiful panoramic location in Tübingen-Hagelloch.

The property was built by an architect in 1976. Thanks to constant renovation and maintenance measures, the property is in a well-kept condition. In 2009 and 2019, parts of the house such as kitchens, bathrooms and parts of the electronics were renewed. Floors were also replaced and painting work carried out.

In addition to the four main apartments, the property has another converted area in the basement, which can be used for a variety of purposes. All residential units in the property have a separate entrance. Three of the four residential units are currently let. Due to the sale, the vacant apartment was deliberately not re-let.

The property has 2 carport parking spaces and 3 outdoor parking spaces. The property's oil heating system dates from 2008.

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## Details of amenities

- 4 apartments
- further adjoining rooms
- Oil heating from 2008
- 2 carport parking spaces
- 3 outdoor parking spaces



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## All about the location

Hagelloch, a picturesque district of the university town of Tübingen, offers an idyllic residential location close to nature. Hagelloch is well connected via the L370 country road and regular bus connections, meaning that Tübingen city center as well as the B28 and A81 are easily accessible. For families, there is an elementary school and kindergartens in the area.

Stores for daily needs can be found in the center of Hagelloch. There are plenty of leisure activities on offer: Walks, hikes and bike tours in the surrounding forests and fields as well as various clubs and the nearby outdoor pool in Tübingen offer numerous options for recreation and active leisure activities.

Hagelloch is an attractive and family-friendly district of Tübingen, which impresses with its idyllic location, proximity to nature and good infrastructure. The harmonious combination of rural tranquillity and urban proximity makes Hagelloch an ideal place to live for families, couples and individuals looking for a high quality of life in a charming environment.

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## Other information

Es liegt ein Energieverbrauchsausweis vor.  
Dieser ist gültig bis 24.2.2030.  
Endenergieverbrauch beträgt 115.00 kwh/(m<sup>2</sup>\*a).  
Wesentlicher Energieträger der Heizung ist Öl.  
Das Baujahr des Objekts lt. Energieausweis ist 1976.  
Die Energieeffizienzklasse ist D.

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possible way.

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## Contact partner

For further information, please contact your contact person:

Werner Enzmann

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*To the Disclaimer of von Poll Immobilien GmbH*

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