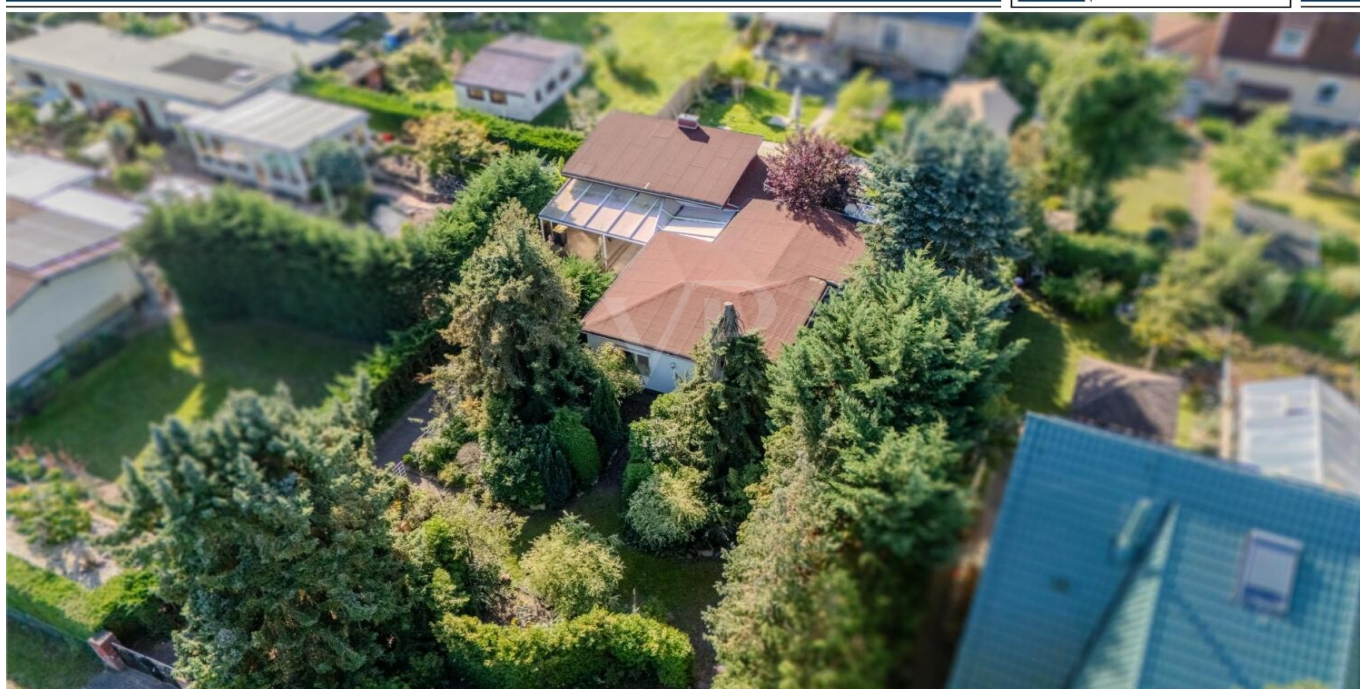


Berlin - Blankenburg

Idyllic detached house with conservatory and spacious plot in Berlin-Blankenburg

Property ID: 25071065



www.von-poll.com

PURCHASE PRICE: 425.000 EUR • LIVING SPACE: ca. 99,85 m² • ROOMS: 4 • LAND AREA: 786 m²

Property ID: 25071065 - 13129 Berlin - Blankenburg

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

Property ID: 25071065 - 13129 Berlin - Blankenburg

At a glance

Property ID	25071065
Living Space	ca. 99,85 m ²
Roof Type	Half-hipped roof
Rooms	4
Bedrooms	2
Bathrooms	1
Year of construction	1930
Type of parking	1 x Car port, 1 x Garage

Purchase Price	425.000 EUR
House	Single-family house / Detached house
Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Modernisation / Refurbishment	2008
Condition of property	Needs renovation
Construction method	Solid
Usable Space	ca. 49 m ²
Equipment	Guest WC, Garden / shared use, Built-in kitchen

Property ID: 25071065 - 13129 Berlin - Blankenburg

Energy Data

Energy Source	Oil	Energy Certificate	Energy demand certificate
Power Source	Oil	Final Energy Demand	602.00 kWh/m²a
		Energy efficiency class	H
		Year of construction according to energy certificate	1930

Property ID: 25071065 - 13129 Berlin - Blankenburg

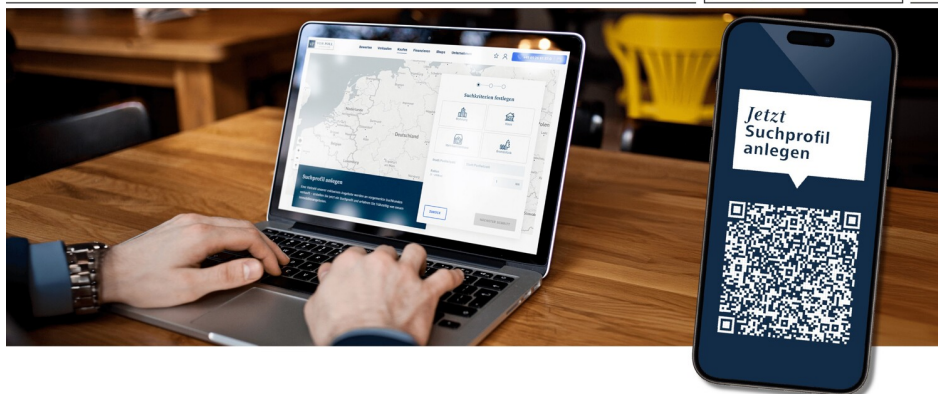
The property



Property ID: 25071065 - 13129 Berlin - Blankenburg

The property

FÜR SIE IN DEN BETSEN LAGEN



Definieren **Sie** Ihr Traumzu Hause – legen Sie Ihr Suchprofil bei VON POLL IMMOBILIEN an und lassen Sie Ihre Wohnträume Wirklichkeit werden.

Pankow | Florastraße 1 | 13187 Berlin | pankow@von-poll.com
Prenzlauerberg | Prenzlauer Allee 52 | 10405 Berlin | 030 - 20 14 37 10

Leading REAL ESTATE
COMPANIES
IN THE WORLD

www.von-poll.com/berlin-pankow



Property ID: 25071065 - 13129 Berlin - Blankenburg

The property



Property ID: 25071065 - 13129 Berlin - Blankenburg

The property



Property ID: 25071065 - 13129 Berlin - Blankenburg

The property



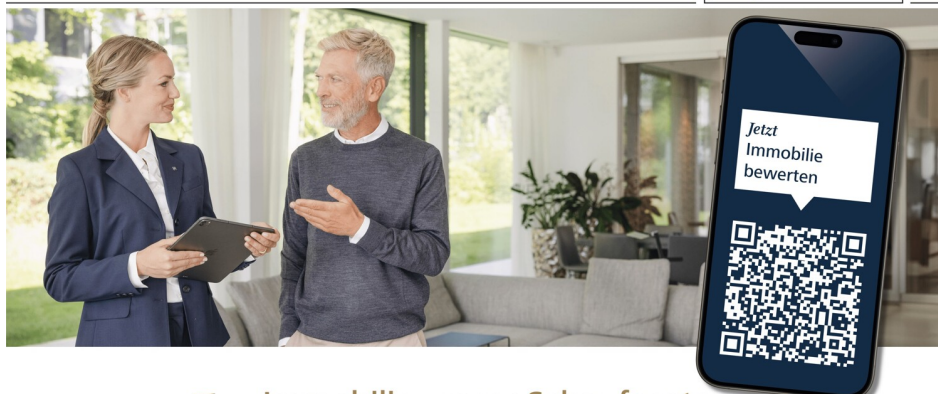
Property ID: 25071065 - 13129 Berlin - Blankenburg

The property



FÜR SIE IN DEN BETSEN LAGEN

VP VON POLL
IMMOBILIEN



**Ihre Immobilie, unser Schaufenster –
Professionelle Bewertung durch VON POLL IMMOBILIEN.**

Pankow | Florastraße 1 | 13187 Berlin | pankow@von-poll.com
Prenzlauerberg | Prenzlauer Allee 52 | 10405 Berlin | 030 - 20 14 37 10

Leading
REAL ESTATE
COMPANIES
IN THE WORLD

www.von-poll.com/berlin-pankow

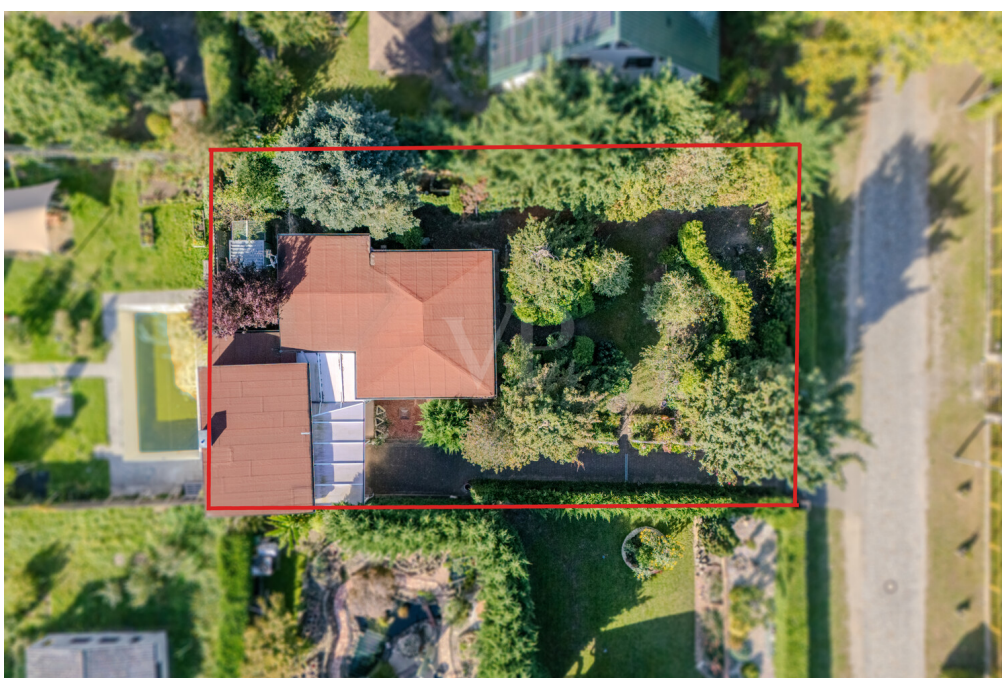
Property ID: 25071065 - 13129 Berlin - Blankenburg

The property



Property ID: 25071065 - 13129 Berlin - Blankenburg

The property



Property ID: 25071065 - 13129 Berlin - Blankenburg

The property

FÜR SIE IN DEN BETSEN LAGEN



Traumimmobilien und maßgeschneiderte Finanzierungen
– entdecken **Sie** die VON POLL Komplettlösung.

Pankow | Florastraße 1 | 13187 Berlin | pankow@von-poll.com
Prenzlauerberg | Prenzlauer Allee 52 | 10405 Berlin | 030 - 20 14 37 10

Leading REAL ESTATE COMPANIES IN THE WORLD

www.von-poll.com/berlin-pankow

VON POLL
IMMOBILIEN

Capital
MAKLER-KOMPASS
Top-Makler Berlin
★★★★★
Höchstnote für
von Poll Immobilien
Pankow

BELLEVUE
Best Property
Agents
2024

Professionelle Immobilienbewertung
kostenfrei und unverbindlich

- ✓ Kompetente Wertermittlung vor Ort
- ✓ Zahlreiche registrierte und solvente Kaufinteressenten
- ✓ Aus Ihrer Region empfehlen uns unsere Kunden

Pankow
Spandau
Prenzlauer Berg
Berlin
Zehlendorf
Tempelhof
Treptow-Köpenick

Kundenbewertung
★★★★★ 4,9

Shop Berlin - Pankow | Florastraße 1 | 13187 Berlin | T.: 030 - 20 14 371 0 | pankow@von-poll.com

Property ID: 25071065 - 13129 Berlin - Blankenburg

A first impression

This detached house from 1930 offers around 99.85 m² of living space on one level and stands on a generous plot of approx. 786 m². With its solid construction and wide range of possible uses, it is ideal for anyone who wants to design the house according to their own ideas.

Access is via the conservatory, which also serves as a bright reception area. From here, two paths lead to the separate living areas of the property. The front area includes a guest room with adjoining guest toilet ideal for visitors or as a private retreat.

If you want to get to the heart of the house, you can do so via a separate entrance in the conservatory, which leads into a spacious entrance hall. This room can be used flexibly as a dining room or additional lounge area. From here, you can access either the bathroom or the open-plan kitchen, which leads directly into a very large living room. The adjoining sleeping area blends in harmoniously and rounds off the well thought-out arrangement of the rooms.

The spacious plot opens up numerous possibilities. Whether as a garden area, play area for children, for planting vegetable patches or for individual hobby projects, there is plenty of space for your personal ideas here. In addition to the garden, the property has a partial basement that offers practical storage space and houses the building services. The offer is complemented by a garage and an additional outdoor parking space.

Various renovation measures have already been carried out in recent years, including replacing the electrics (1997), retrofitting manual roller shutters (1999), extending the living area with a conservatory and redesigning the outdoor area (2007/2008). At the same time, the house still offers many opportunities to adapt the furnishings and design to today's living requirements, from individual modernizations to creative conversion solutions.

This house is aimed at prospective buyers who are looking for a solid foundation with plenty of potential and would like to design a home according to their own ideas. We would be happy to provide you with further information or arrange an individual viewing appointment.

Property ID: 25071065 - 13129 Berlin - Blankenburg

Details of amenities

- Detached house from 1930 with solid building fabric
- approx. 99.85 m² living space on one level
- Large plot with a variety of design options
- Spacious and bright conservatory
- Two separate living areas: guest room with WC and main house with entrance hall, kitchen, large living room, bedroom and bathroom
- Bathroom with window, towel radiator and washing machine connection
- Partial basement area with storage space and building services
- Garage and additional outdoor parking space with roof available
- Attic as practical storage space in the garage

Renovation work on the house:

- Electrics renewed (1997), roller shutters retrofitted (1999)

Renovation measures in the conservatory (2007-2008):

- Tiling and accessories, construction of conservatory (foundation and construction etc.), radiators + installation for conservatory

Renovation measures in the outside area (2007-2008):

- Street paving, gate entrance, driveway/walkway to garage, irrigation and drainage, laying of waste water pipes (guest room), collection basin/distribution on lawn, doorbell system, garden lighting, pump and accessories

Property ID: 25071065 - 13129 Berlin - Blankenburg

All about the location

This property is located in the Pankow district of Blankenburg, a residential area that perfectly combines modern city life and relaxed tranquillity in the countryside. Small residential streets with lots of greenery and mature single-family homes characterize the area. At the same time, you can reach Berlin city center from here in a short time.

The public transport connections are convenient. Bus routes 150, 154 and 158 are just a few minutes away and take you directly to the Berlin-Blankenburg S-Bahn station. From there, you can reach the city center quickly and easily. There are also ideal connections in all directions by car via the B2 and the nearby Schönerlinder Straße highway access road.

For cyclists, the area offers quiet, green paths and well-developed cycle lanes. In addition, new high-speed cycle connections are being created that will link Pankow even more closely with the inner-city districts.

Shopping facilities for daily needs, including supermarkets, small neighborhood stores as well as doctors, schools and daycare centers, are located in the immediate vicinity. For leisure and recreation, there are parks, green spaces and sports facilities, including the nearby Golf Resort Pankow.

The location thus offers an ideal living environment for anyone who appreciates green, quiet surroundings without wanting to forego the advantages of the big city.

Property ID: 25071065 - 13129 Berlin - Blankenburg

Other information

MONEY LAUNDERING: As a real estate brokerage company, von Poll Immobilien GmbH is obliged under § 2 para. 1 no. 14 and § 11 para. 1, 2 of the Money Laundering Act (GwG) to establish and verify the identity of the contractual partner when establishing a business relationship, or as soon as there is a serious interest in the execution of the real estate purchase contract. For this purpose, it is necessary for us to record the relevant data of your identity card (if you are acting as a natural person) in accordance with § 11 Para. 4 GwG - for example by means of a copy. In the case of a legal entity, we require a copy of the extract from the commercial register showing the beneficial owner. The Money Laundering Act stipulates that the broker must keep the copies or documents for five years. As our contractual partner, you also have a duty to cooperate in accordance with Section 11 (6) GwG.

LIABILITY: We would like to point out that the property information, documents, plans etc. passed on by us originate from the seller or landlord. We therefore accept no liability for the accuracy or completeness of the information. It is therefore the responsibility of our customers to check the correctness of the property information and details contained therein. All real estate offers are non-binding and subject to errors, prior sale and rental or other interim utilization.

OUR SERVICE FOR YOU AS THE OWNER:

If you are planning to sell or let your property, it is important for you to know its market value. Have the current value of your property professionally assessed by one of our real estate specialists free of charge and without obligation. Our nationwide and international network enables us to bring sellers or landlords and interested parties together in the best possible way.

Property ID: 25071065 - 13129 Berlin - Blankenburg

Contact partner

For further information, please contact your contact person:

Ulf Sobeck

Prenzlauer Allee 52, 10405 Berlin
Tel.: +49 30 - 20 14 371 0
E-Mail: prenzlauer.berg@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com