

**Berlin - Blankenburg**

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

**Property ID: 25071065**



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**PURCHASE PRICE: 425.000 EUR • LIVING SPACE: ca. 99,85 m<sup>2</sup> • ROOMS: 4 • LAND AREA: 786 m<sup>2</sup>**

**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**

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## At a glance

Property ID	25071065	Purchase Price	425.000 EUR
Living Space	ca. 99,85 m <sup>2</sup>	House	Single-family house / Detached house
Roof Type	Half-hipped roof	Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Rooms	4	Modernisation / Refurbishment	2008
Bedrooms	2	Condition of property	Needs renovation
Bathrooms	1	Construction method	Solid
Year of construction	1930	Usable Space	ca. 49 m <sup>2</sup>
Type of parking	1 x Car port, 1 x Garage	Equipment	Guest WC, Garden / shared use, Built-in kitchen

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## Energy Data

Energy Source	<b>Oil</b>	Energy Certificate	<b>Energy demand certificate</b>
Power Source	<b>Oil</b>	Final Energy Demand	<b>602.00 kWh/m<sup>2</sup>a</b>
		Energy efficiency class	<b>H</b>
		Year of construction according to energy certificate	<b>1930</b>

Property ID: 25071065 - 13129 Berlin - Blankenburg

## The property



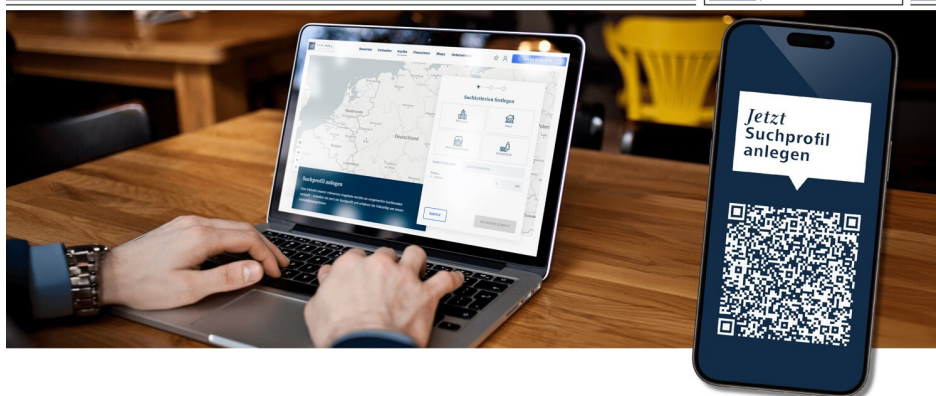
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## The property

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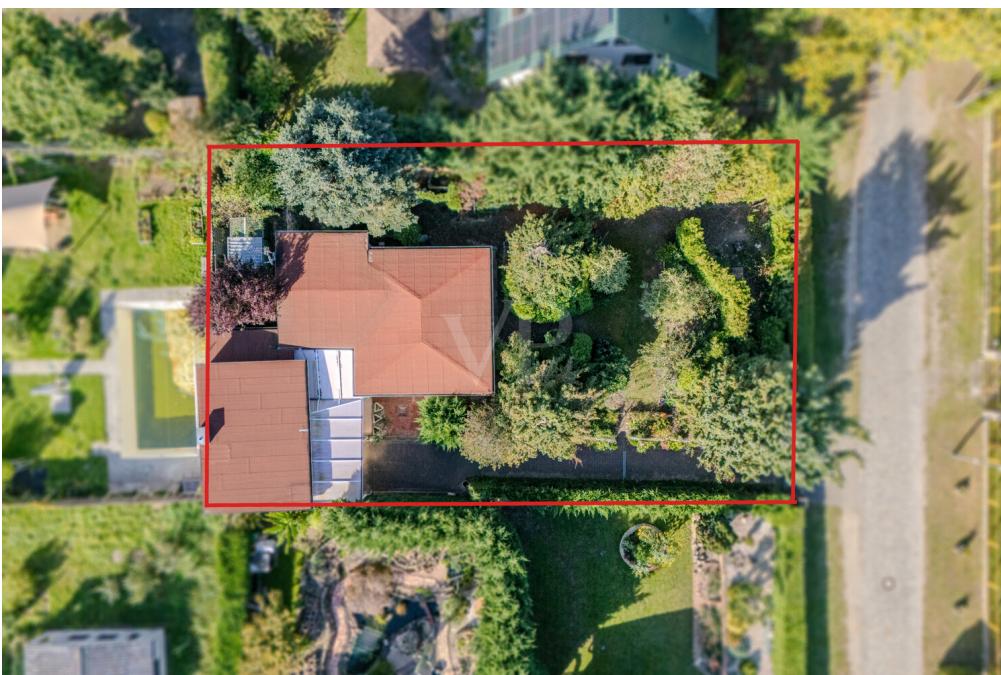
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## **A first impression**

This detached house from 1930 offers around 99.85 m<sup>2</sup> of living space on one level and stands on a generous plot of approx. 786 m<sup>2</sup>. 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.

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## **Details of amenities**

- Detached house from 1930 with solid building fabric
- approx. 99.85 m<sup>2</sup> 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

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## 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.

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## Other information

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## Contact partner

**For further information, please contact your contact person:**

**Ulf Sobeck**

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