

Griebenow

Large detached house with double garage in Griebenow

Property ID: 25466012



PURCHASE PRICE: 425.000 EUR • LIVING SPACE: ca. 196,15 m^2 • ROOMS: 8 • LAND AREA: 804 m^2



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At a glance

Property ID	25466012
Living Space	ca. 196,15 m²
Rooms	8
Bedrooms	6
Bathrooms	2
Year of construction	1995/2001
Type of parking	1 x Car port, 2 x Outdoor parking space, 2 x Garage

Purchase Price	425.000 EUR
Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Condition of property	Needs renovation
Construction method	Solid
Usable Space	ca. 80 m ²
Equipment	Fireplace, Built-in kitchen



Energy Data

Type of heating	Underfloor heating
Energy Source	Light natural gas
Energy certificate valid until	28.04.2035
Power Source	Gas

Energy Certificate	Energy consumption certificate
Final energy consumption	87.80 kWh/m²a
Energy efficiency class	С
Year of construction according to energy certificate	1995







































The property

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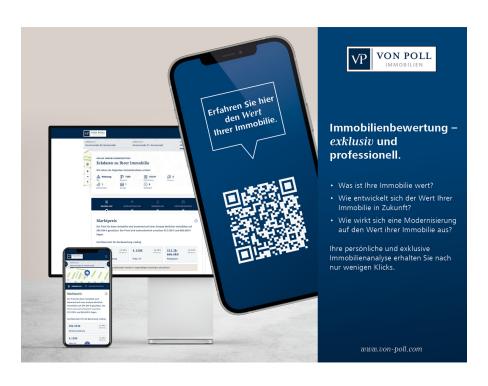




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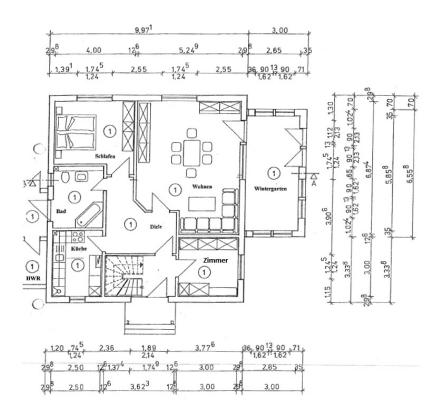
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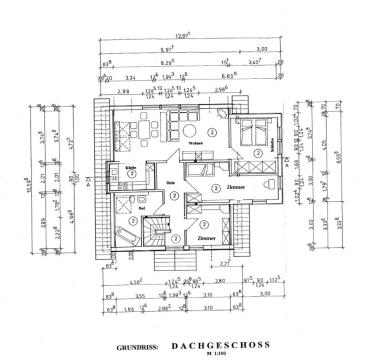




Floor plans



GRUNDRISS ERDGESCHOSS M 1:100



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.



A first impression

For sale is a spacious detached house with approximately 196.15 m² of living space on a plot of approximately 804 m². Located on the courtyard side directly adjacent to a small lake, the property offers a variety of uses, ideal for large families or for combining living and working under one roof. The house was built in 1995 using solid construction methods and extended in 2001 with an upper-floor addition and a conservatory. Also built in 2001 was a solid outbuilding with two garages and additional space. This outbuilding offers further potential uses (3 rooms and a shower room). The main house boasts an exceptionally spacious layout with a total of eight rooms, including six bedrooms. Two bathrooms (one with a shower and one with a bathtub) provide ample comfort for the daily needs of a larger family. Currently used as a single-family home, the layout and features also allow for conversion into a two-family residence. A further advantage of this property is the gas heating system, which was replaced in 2022. In addition, there are two fireplaces, perfect for cozy evenings by the fire. The house features partial underfloor heating. A large utility room is located between the main house and the annex. Here, the buyer could install a sauna. The conservatory invites you to relax year-round and offers a magnificent view of the garden. A fiber optic connection guarantees high-speed internet and ensures the house is future-proof. Furthermore, most of the windows are equipped with mechanical roller shutters. On the beautifully landscaped grounds, there is also a garden house with several rooms and a covered terrace, as well as another small garden house with a terrace. From here, you have a wonderful view of the adjacent lake. The combination of living comfort and versatility offered by this house is particularly noteworthy. Whether for multi-generational living, working from home, or simply using the spacious areas for relaxation – the possibilities are manifold.



Details of amenities

- Glasfaser-Anschluss
- teilweise Fußbodenheizung
- 2 Kaminöfen
- Doppelgarage und Carport
- 2 Gartenhäuser



All about the location

Das Objekt befindet sich am ruhigen Ortsrand von Griebenow, einem idyllischen Ortsteil der Gemeinde Süderholz in Mecklenburg-Vorpommern. Die ländliche Umgebung bietet viel Ruhe und Natur, während die Nähe zur Hansestadt Greifswald (ca. 10 km) eine gute Anbindung an städtische Infrastruktur, Einkaufsmöglichkeiten und Bildungseinrichtungen gewährleistet. Die Autobahn A20 ist in wenigen Fahrminuten erreichbar und sorgt für eine schnelle Verbindung zum Fernverkehr. Griebenow ist zudem bekannt für sein barockes Schloss und die historische Parkanlage – ein charmantes Umfeld für naturnahes Wohnen mit guter Erreichbarkeit.



Other information

Es liegt ein Energieverbrauchsausweis vor.

Dieser ist gültig bis 28.4.2035.

Endenergieverbrauch beträgt 87.80 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Erdgas leicht.

Das Baujahr des Objekts lt. Energieausweis ist 1995.

Die Energieeffizienzklasse ist C.

Das Objekt wird derzeit als Einfamilienhaus genutzt. Die Aufteilung und Ausstattung ermöglichen eine Nutzung als Zweifamilienhaus.



Contact partner

For further information, please contact your contact person:

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