Liepen / Padderow

Country living with style – a spacious house with idyllic garden on the edge of a field

Property ID: 25466021

PURCHASE PRICE: **298.550 EUR** • LIVING SPACE: **ca. 220 m²** • ROOMS: **8** • LAND AREA: **2.157 m²**

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At a glance

Property ID	25466021
Living Space	ca. 220 m²
Roof Type	Gabled roof
Rooms	8
Bedrooms	6
Bathrooms	3
Year of construction	1947
Type of parking	1 x Car port, 2 x Outdoor parking space, 2 x Garage

Purchase Price	298.550 EUR
Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Modernisation / Refurbishment	2022
Condition of property	Well-maintained
Construction method	Solid
Usable Space	ca. 100 m²
Equipment	Terrace, Guest WC, Fireplace, Built-in kitchen

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Energy Data

Type of heating	Central heating
Energy Source	Oil
Energy certificate valid until	29.09.2035
Power Source	Oil

Energy Certificate	Energy demand certificate
Final Energy Demand	208.78 kWh/m²a
Energy efficiency class	G
Year of construction according to energy certificate	1948

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The property

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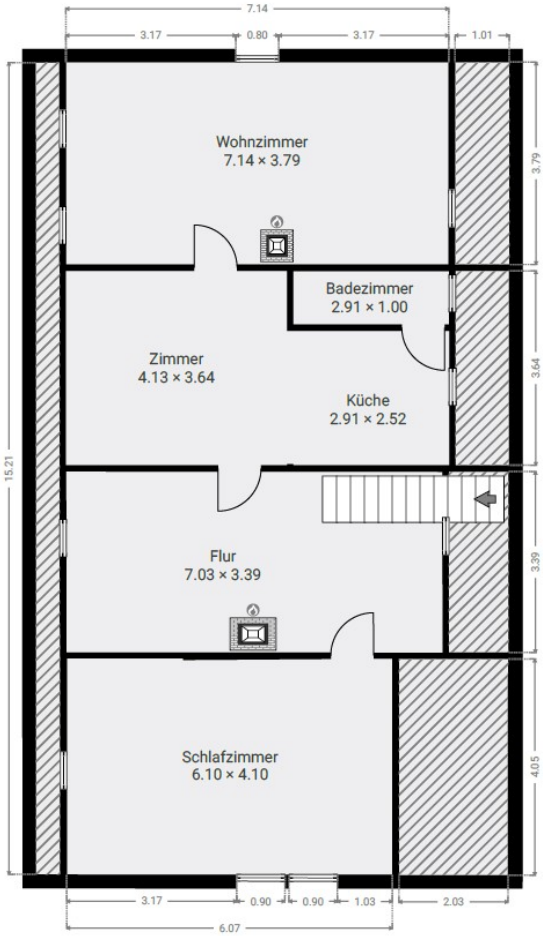
Floor plans

▼ Dach



Haftungsbeschränkungen gelten gemäß der OnGeo GmbH

0 1 2 3m
1:75

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.

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A first impression

This well-maintained country house offers spacious living areas, plenty of charm, and numerous amenities in an idyllic setting on the edge of a field. Built around 1947, the house sits on a generous plot of approximately 2,157 m². It boasts a living area of around 220 m² and was constructed using solid building methods with a fieldstone foundation and double-shell masonry. Extensive modernizations were carried out between 2016 and 2022, including the renewal of the sewage pipes, the ground floor bathroom, the oil-fired boiler, the electrical system, the basement, and the installation of a fully biological wastewater treatment plant. The charm of traditional construction is immediately apparent upon entering the house. Many rooms feature plank floors, exposed wooden beams, and lovingly preserved details, creating a warm and inviting atmosphere. The ground floor comprises five rooms, including a connecting room, a kitchen, two bathrooms, a spacious hallway, and a bright veranda added to the southeast side in 2000, offering a lovely view of the garden. The upper floor features a gallery, a shower room with a window, and three further rooms – also a connecting room – ideal for use as bedrooms, an office, or guest rooms. Two wood-burning stoves (one on the ground floor and one on the upper floor) provide cozy warmth during the colder months. A wood-burning stove in the kitchen adds a touch of nostalgia while also offering practical cooking facilities. Three bathrooms – two on the ground floor and one on the upper floor – ensure all expected comforts. Central heating provides comfortable warmth in all rooms. The partially basemented area serves as the boiler room. A fiber optic connection provides modern internet access. The property is meticulously landscaped with various garden areas, offering privacy and screening through skillful planting. Two garages and other solidly built outbuildings offer ample space for vehicles, storage, and workshop use. Another highlight is the separate sauna on the property. It hasn't been used recently and shows some signs of wear due to its age, but it is functional. With a little DIY work and a cosmetic refresh, it could be transformed into a cozy retreat for relaxation. The location on the edge of a field offers peace and quiet, a connection to nature, and wonderful views of the surrounding landscape. At the same time, there are good transport links, so all essential amenities are easily accessible.

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Details of amenities

- Dielenböden und sichtbare Holzbalken
- Kaminöfen im Erd- und Dachgeschoss
- Küchenhexe in der Küche
- 3 Bäder (2 im Erdgeschoss, 1 im Dachgeschoss)
- Zentralheizung (Öl) und vollbiologische Kleinkläranlage
- Modernisierungen 2015–2022 (z.?B. Elektrik, Bad, Heizung, Abwasser)
- Glasfaseranschluss für schnelles Internet
- 2 Garagen und weitere Nutzräume im Nebengebäude
- separates Saunahaus, funktionstüchtig, optisch aufbereitungswürdig
- liebevoll angelegter, sichtgeschützter Garten mit verschiedenen Bereichen

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All about the location

Die Immobilie befindet sich in Padderow, einem ruhigen Ortsteil der Gemeinde Neetzow-Liepen im Landkreis Vorpommern-Greifswald. Die Umgebung ist ländlich und naturnah – ideal für alle, die Ruhe und Freiraum schätzen.

Die nächstgelegene Stadt Jarmen ist in ca. 10 Minuten erreichbar und bietet eine gute Grundversorgung mit Einkaufsmöglichkeiten, Tankstelle, Ärzten und Apotheke. Die Autobahn A20 (Anschlussstelle Jarmen) sorgt für eine schnelle Anbindung in Richtung Rostock, Lübeck und Berlin. Die Universitäts- und Hansestadt Greifswald liegt rund 30 Autominuten entfernt.

Ein kulturelles Highlight der Region ist das nur wenige Kilometer entfernte Schloss Neetzow – ein historisches Herrenhaus im neugotischen Stil.

Die Lage eignet sich hervorragend für Menschen, die naturnah wohnen und dennoch gut angebunden sein möchten.

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Other information

Es liegt ein Energiebedarfsausweis vor.
Dieser ist gültig bis 29.9.2035.
Endenergiebedarf beträgt 208.78 kwh/(m²*a).
Wesentlicher Energieträger der Heizung ist Öl.
Das Baujahr des Objekts lt. Energieausweis ist 1948.
Die Energieeffizienzklasse ist G.

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Contact partner

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