

Behrenhoff / Müssow

Secluded location and plenty of space to spread out: Large house with a large garage

Property ID: 25466026



PURCHASE PRICE: 299.000 EUR • LIVING SPACE: ca. 249,72 m² • ROOMS: 5 • LAND AREA: 4.321 m²

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At a glance

Property ID	25466026	Purchase Price	299.000 EUR
Living Space	ca. 249,72 m ²	House	Single-family house / Detached house
Roof Type	Gabled roof	Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Rooms	5	Modernisation / Refurbishment	2002
Bedrooms	4	Condition of property	Needs renovation
Bathrooms	2	Construction method	Solid
Year of construction	1956	Equipment	Terrace, Fireplace, Built-in kitchen
Type of parking	3 x Outdoor parking space, 3 x Garage		

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Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy Source	Electro	Final Energy Demand	237.80 kWh/m ² a
Energy certificate valid until	27.01.2036	Energy efficiency class	G
Power Source	Electric	Year of construction according to energy certificate	1956

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The property



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The property

A smartphone displaying a QR code and a speech bubble saying "Erfahren Sie hier den Wert Ihrer Immobilie." next to a computer monitor showing a real estate valuation tool interface.

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- Wie entwickelt sich der Wert Ihrer Immobilie in Zukunft?
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The property

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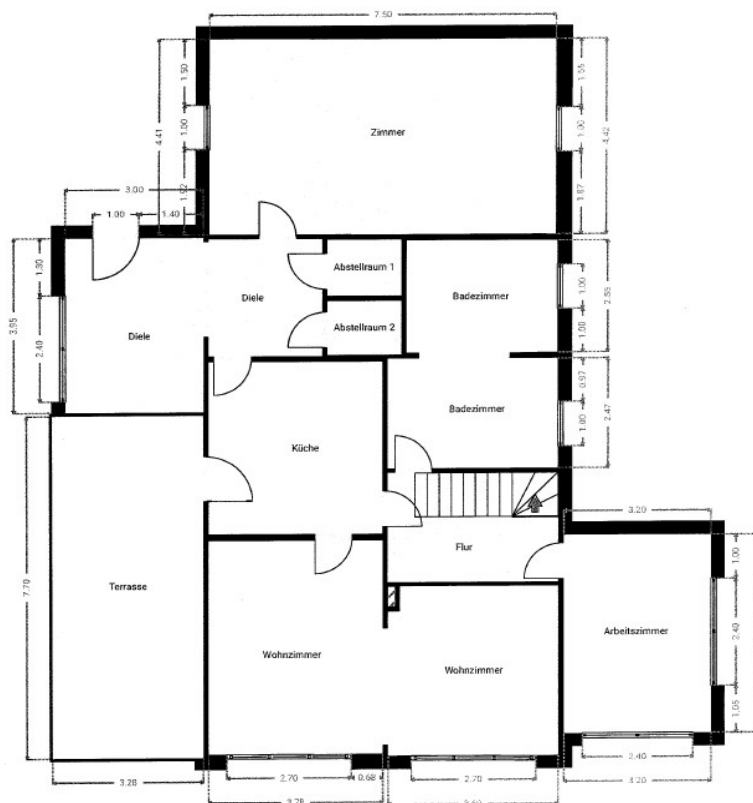
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Floor plans

▼ Erdgeschoss

RÄUME: 12

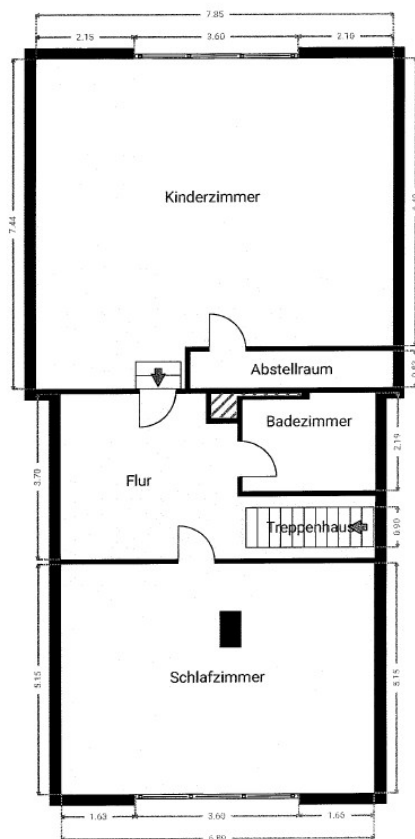


Vereinfachter Grundriss, Wohnflächenberechnung nach WoFlV und DIN-Norm 277

0 1 2 3 4m
1:87
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▼ Dach

RÄUME: 6



Vereinfachter Grundriss, Wohnflächenberechnung nach WoFlV und DIN-Norm 277

0 1 2 3 4m
1:87
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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 spacious detached house, built in 1956, sits on a large, secluded plot of approximately 4,321 m² bordering a field. The property offers ample space and great potential for individual living ideas, but requires renovation to meet modern living standards. The location boasts a high degree of privacy and diverse possibilities – ideal for those who want to live close to nature and design their home according to their own vision. With a living area of approximately 249.72 m², spread across five rooms, the property is suitable for families needing space as well as couples who desire generous living areas. The ground floor comprises two large rooms and one additional room, a spacious entrance hall with an adjoining corridor and two storage rooms, a generous kitchen including fitted units, and a bathroom (not yet finished). Underfloor heating is installed on the ground floor, ensuring comfortable warmth. Upstairs, there are two large bedrooms that can be flexibly used as offices, guest rooms, or children's rooms. Some rooms feature exposed wooden beams, giving the house a unique character and a warm, inviting atmosphere. An additional shower room on the upper floor provides extra comfort and allows for relaxed living even with a larger family. The centerpiece of the spacious living area is a wood-burning stove, which provides cozy warmth and a pleasant ambiance, especially during the colder months. The current heating system consists of night storage heaters (modernized in 2005). Further modernizations took place between the 1990s and the early 2000s – including the replacement of the electrical system and windows in 2002. The roof requires repair. The property also includes a large garage with an integrated workshop (built in 2002, approximately 80 m² of floor space) offering ample room for vehicles, bicycles, and additional storage. A fiber optic connection for modern work and high-speed internet is already installed. Furthermore, there is a greenhouse and a private well that reliably supplies water to the garden. The lush tree cover underscores the natural character of the property and offers both shade on warm days and diverse possibilities for outdoor design. The spacious grounds make the property particularly attractive to gardening enthusiasts and animal lovers. Whether growing vegetables, enjoying leisure activities, or simply relaxing away from the hustle and bustle – many lifestyles can be realized here.

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Details of amenities

- **Kaminofen im Wohnbereich**
- **Nachtspeicherheizung (Modernisierung: 2005)**
- **Große Garage mit integrierter Werkstatt (Baujahr 2002, ca. 80 m²)**
- **Glasfaseranschluss**
- **Gewächshaus**
- **Eigener Brunnen zur Gartenbewässerung**
- **Weitläufiges Grundstück mit ca. 4.321 m² in Alleinlage am Feldrand**
- **Üppiger Baumbestand**

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All about the location

Die Immobilie befindet sich in ruhiger, naturnaher Lage im Ortsteil Müssow der Gemeinde Behrenhoff, südlich von Greifswald. Die Umgebung ist geprägt von weitläufigen Feldern und Wiesen und bietet ein angenehmes, ländliches Wohnumfeld mit viel Freiraum und Privatsphäre.

Trotz der idyllischen Lage ist die Universitäts- und Hansestadt Greifswald in nur wenigen Autominuten erreichbar. Hier finden sich sämtliche Einrichtungen des täglichen Bedarfs, Schulen, medizinische Versorgung sowie ein vielfältiges kulturelles Angebot. Die gute Anbindung an die B96 sorgt zudem für eine schnelle Erreichbarkeit der Küstenorte an der Ostsee sowie der Städte Stralsund und Neubrandenburg. Ideal für alle, die naturnah wohnen und gleichzeitig die Nähe zur Stadt nicht missen möchten.

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Contact partner

For further information, please contact your contact person:

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