

Greifswald - Nördliche Mühlenvorstadt

City living & stylish garden - Spacious detached house in the heart of Greifswald

Property ID: 25466039



PURCHASE PRICE: 529.000 EUR • LIVING SPACE: ca. 171 m² • ROOMS: 7 • LAND AREA: 717 m²



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At a glance

Property ID	25466039
Living Space	ca. 171 m²
Roof Type	Gabled roof
Rooms	7
Bedrooms	4
Bathrooms	2
Year of construction	1956
Type of parking	3 x Outdoor parking space, 3 x Garage

Purchase Price	529.000 EUR
Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Condition of property	Needs renovation
Construction method	Solid
Usable Space	ca. 96 m ²
Equipment	Terrace, Built-in kitchen



Energy Data

Type of heating	Central heating
Energy Source	Gas
Energy certificate valid until	21.10.2035
Power Source	Gas

Energy Certificate	Energy consumption certificate
Final energy consumption	128.80 kWh/m²a
Energy efficiency class	Е
Year of construction according to energy certificate	1956



Property ID: 25466039 - 17489 Greifswald - Nördliche Mühlenvorstadt

The property







The property







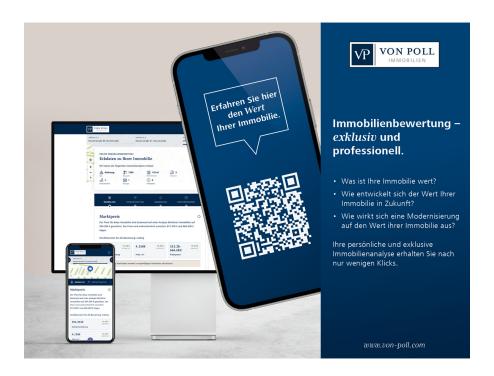
The property







The property



FÜR SIE IN DEN BESTEN LAGEN





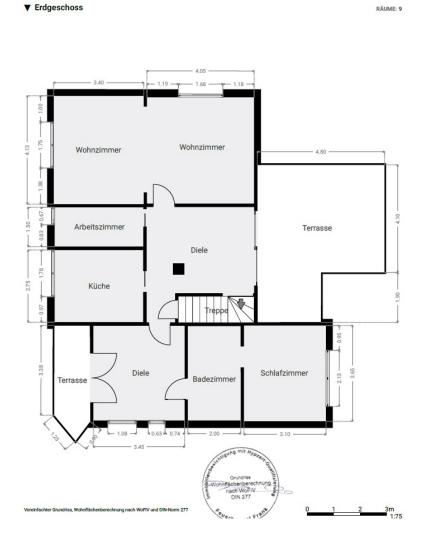
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Floor plans



▼ 1. Untergeschoss



Vereinfachter Grundriss, Wohnflächenberechnung nach WoFIV und DIN-Norm 277

0 1 2 3m



▼ Dach



Vereinfachter Grundriss, Wohnflächenberechnung nach WoFIV und DIN-Norm 277



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

Welcome to a rare opportunity in Greifswald's northern Mühlenvorstadt district: This spacious detached house was built around 1956 using solid construction methods and extended in 1985. With approximately 171 m² of living space and a plot of about 717 m², the property offers ample room for individual living ideas. Its central location in close proximity to the University Hospital makes it an ideal residential option, especially for hospital staff. Families or individuals requiring ample space will also find it perfectly suited for comfortable living close to the city. The house spans two floors plus a basement and features a total of seven flexibly usable rooms. On the ground floor, the kitchen, tea room, and living room form the heart of the home. These spaces are harmoniously connected yet clearly separated – ideal for preserving the charm of the classic layout. The generous living area with parquet flooring creates a warm and inviting atmosphere, while the adjacent tea room, with its delightful view of the garden, adds to the exceptional living experience. A chimney for connecting a fireplace is also present, offering the possibility of creating additional coziness. The kitchen is separate and equipped with fitted units. Additionally, there is a small office on the ground floor, ideal for a home office, administrative tasks, or as a quiet workspace. With a total of four bedrooms (three upstairs, one downstairs), the house offers ample space for the whole family or guests. Two bathrooms – a luxurious en-suite bathroom with a shower and bathtub, accessible from the downstairs bedroom, and another bathroom with a bathtub and window upstairs - ensure a high level of comfort. The upstairs also offers the option of installing a small kitchen, creating a self-contained, compact living unit if needed - ideal, for example, for an adult child, caregiver, or guests. Access to this unit would still be through the main house, not a separate external entrance. Most rooms in the house feature high-quality parquet flooring, creating a consistently warm and inviting atmosphere. The property boasts a beautifully landscaped garden designed in the Asian garden style. Without rigid symmetry, but with many exciting perspectives and hidden retreats, it invites exploration and lingering. A pond with a small stream and the sheltered courtyard, not visible from the street, create an atmosphere of peace and privacy – a true highlight of this property. A double garage in the outbuilding on the property, another garage in the basement, and additional parking spaces outside are available for vehicles. The house also offers ideal conditions for DIY enthusiasts: a workshop, hobby rooms, a boiler room, a laundry room, and storage areas in the basement provide versatile possibilities. The house's features are of a solid, well-maintained standard. Some renovation work should be anticipated, offering the opportunity to modernize the property individually and adapt it to personal preferences. The building structure is sound and provides an excellent foundation for future improvements.



Details of amenities

- stilvoll gestalteter Garten inspiriert nach asiatischer Gartentradition
- Doppelgarage im Nebengebäude
- 1 weitere Garage im Kellergeschoss sowie 3 Außenstellplätze
- große Terrasse hofseitig in Süd-West-Ausrichtung
- angelegter Gartenteich mit kleinem Bachlauf und Koi-Karpfen
- überwiegend Parkett- und Dielenboden



All about the location

Die Immobilie befindet sich in der sehr beliebten Nördlichen Mühlenvorstadt, einer zentralen und gefragten Wohnlage von Greifswald. In unmittelbarer Nähe liegt das Universitätsklinikum, einer der größten Arbeitgeber der Region, der zugleich eine hervorragende medizinische Versorgung bietet. Auch die Universität, verschiedene Institute sowie Einkaufsmöglichkeiten, Schulen und Kindertagesstätten sind schnell erreichbar. Die Innenstadt und der Bahnhof lassen sich bequem mit dem Fahrrad oder den öffentlichen Verkehrsmitteln erreichen. Durch die gute Anbindung an die Bundesstraßen B105 und B109 besteht zudem eine schnelle Verbindung in Richtung Ostseeküste, Stralsund, Wolgast sowie die Inseln Rügen und Usedom. Insgesamt handelt es sich um eine attraktive Wohnlage mit hoher Lebensqualität und sehr guter Infrastruktur.



Other information

Es liegt ein Energieverbrauchsausweis vor.

Dieser ist gültig bis 21.10.2035.

Endenergieverbrauch beträgt 128.80 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Gas.

Das Baujahr des Objekts It. Energieausweis ist 1956.

Die Energieeffizienzklasse ist E.



Contact partner

For further information, please contact your contact person:

Jan Fehlhaber

Schuhhagen 22, 17489 Greifswald Tel.: +49 3834 - 85 59 555 E-Mail: greifswald@von-poll.com

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