

Tirschenreuth

Brand new modern country villa with exclusive features

Property ID: 25230002



PURCHASE PRICE: 850.000 EUR • LIVING SPACE: ca. 369,53 m² • ROOMS: 7 • LAND AREA: 3.023 m²

Property ID: 25230002 - 95643 Tirschenreuth

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At a glance

Property ID	25230002
Living Space	ca. 369,53 m ²
Rooms	7
Bedrooms	6
Bathrooms	2
Year of construction	2022
Type of parking	2 x Garage

Purchase Price	850.000 EUR
Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Condition of property	Like new
Construction method	Solid
Usable Space	ca. 516 m ²
Equipment	Terrace, Guest WC, Sauna, Fireplace, Balcony

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Energy Data

Type of heating	Central heating	Energy Certificate	Energy demand certificate
Energy Source	Geothermal energy	Final Energy Demand	10.50 kWh/m²a
Energy certificate valid until	04.01.2034	Energy efficiency class	A+
Power Source	Geo Thermal	Year of construction according to energy certificate	2022

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The property



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The property



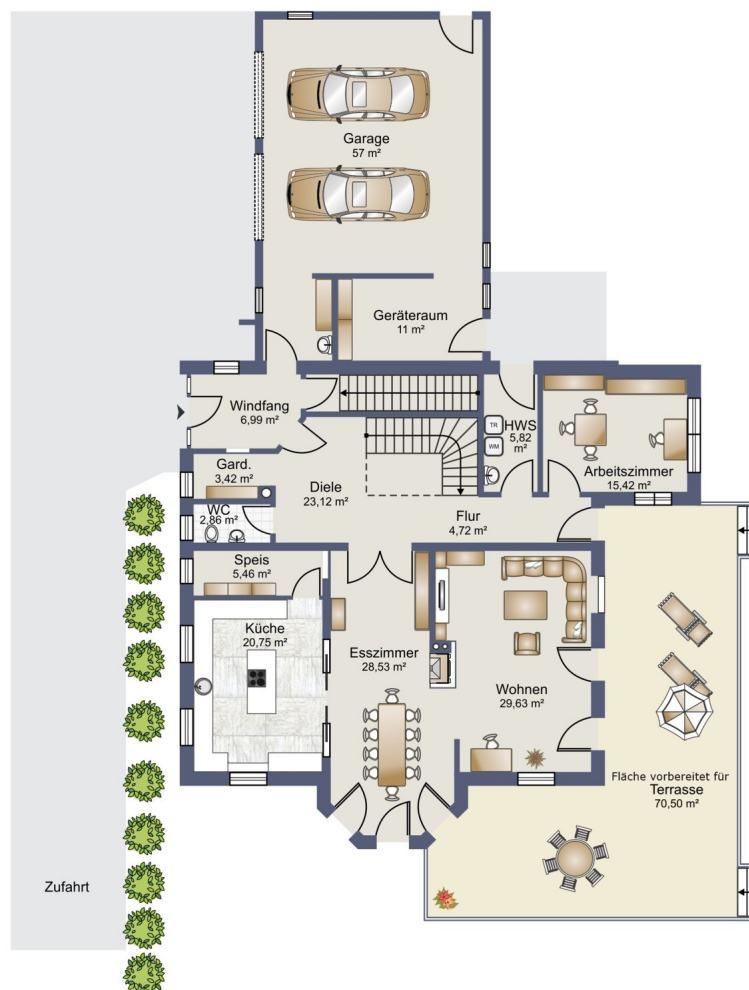
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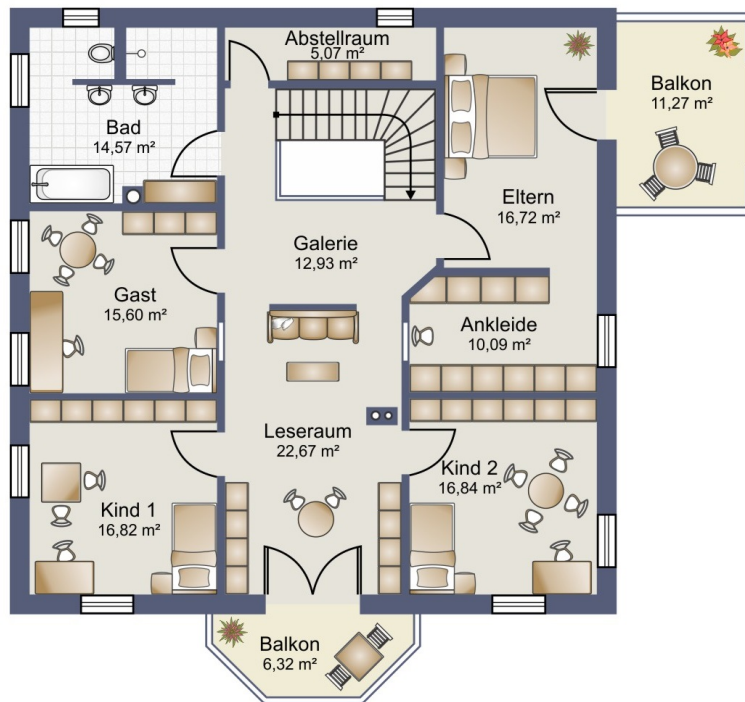
The property

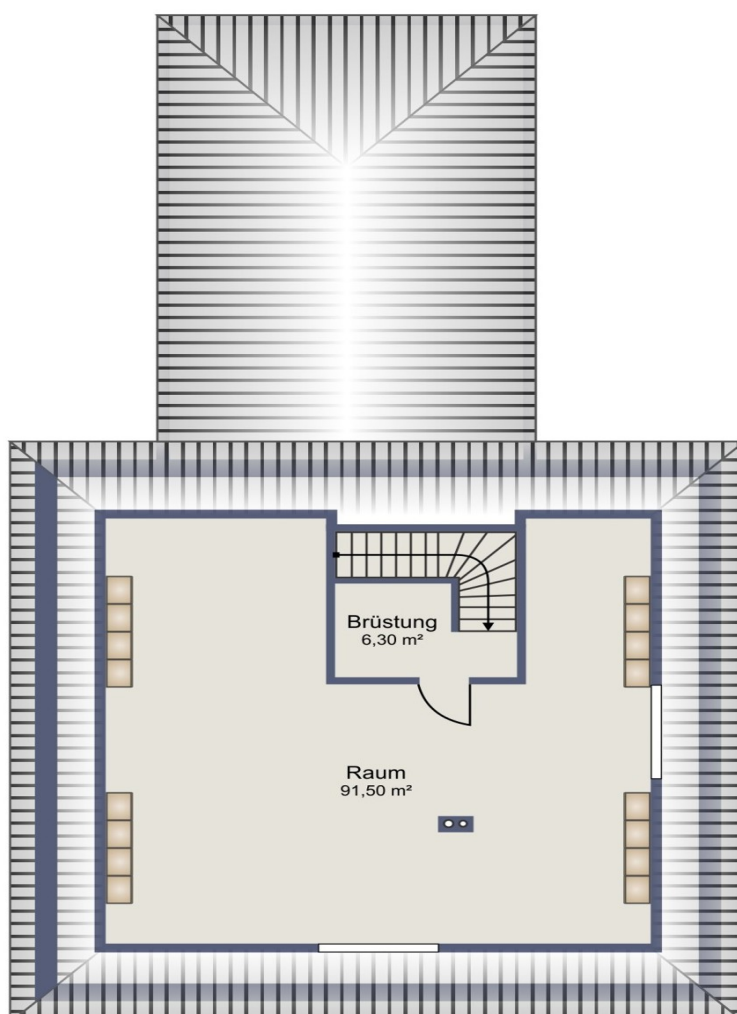


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Floor plans









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 stately property is located in an attractive small town (approx. 7,000 inhabitants) about 20 km north of Tirschenreuth. The district capital can thus be reached in approximately 15 minutes. For sale is a spacious country villa with high-quality features and an impressive plot of approximately 3,053 m². The property was completed in 2022 and is presented in absolutely pristine condition. Upon entering the house, one is immediately struck by the generous and light-filled atmosphere. The entire living space extends over three floors and offers ample room for a family. In addition, the heated basement provides space for hobbies. The harmonious interplay of modern design and high-quality materials creates an exclusive ambiance. The ground floor comprises the central living area, consisting of a spacious living room with a panoramic fireplace and an adjoining, fully equipped kitchen. Culinary masterpieces can be created here, while family or guests can gather around the kitchen island. A large dining table fits comfortably in the light-filled bay window. Upstairs is the family's private retreat. Here, the parents' bedroom features access to a balcony and a walk-in closet. The spacious bathroom, equipped with a bathtub, toilet, shower, and double vanity, offers ample space for the whole family. There are also three additional bedrooms and a reading nook with balcony access. The converted attic provides approximately 91 square meters of space for work or an additional child to sleep in. The basement is pre-wired for a sauna, including a shower and toilet. A laundry chute runs from the upper floor through the ground floor to the utility room in the basement. The entire basement is heated and has windows, providing a quiet space for hobbies. The house is equipped with a smart home system and electric blinds. Heating is provided by a brine-to-water heat pump. The property also includes a spacious double garage with room for two vehicles and additional storage space. The generous plot of land offers plenty of space for outdoor activities and provides future owners with numerous options for customizing the landscaping. The garden features a 3,000-liter rainwater cistern, and the wiring for an electric gate is already in place. There's also the option to build a pool behind the house. Outdoor electrical outlets and water connections are installed throughout. The house is situated in a quiet, rural location, ideal for those seeking a peaceful retreat. Shopping facilities, daycare centers/kindergartens, and schools are all within easy reach, making daily life extremely convenient. The small town offers a diverse range of cultural and leisure activities. Sports facilities, as well as indoor and outdoor swimming pools, are easily accessible on foot or by bicycle through the adjacent park. Overall, this property presents itself as an exclusive offering for those seeking a high-quality, well-appointed detached house with a large plot of land in a rural yet easily accessible location. This property is a unique opportunity to realize your dream home. Arrange a viewing appointment today and experience this high-quality property for



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yourself. We would be happy to provide you with a 360-degree virtual tour. We look forward to hearing from you!

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Details of amenities

- Küche mit Kochinsel und Speis
- Gästetoilette und Garderobe im Erdgeschoss
- Hauswirtschaftsraum mit Wäscheschacht in zwei Etagen
- Panorama Kamin
- Smart Home System
- Elektrische Rollläden
- Anschlüsse für Sauna inkl. Dusche und WC
- Regenwasserzisterne von 3000 Liter
- Maßangefertigte Echtholzmöbel im Bad
- Hintertür mit Fingerabdruckscanner
- Echtholztreppe
- Dachstudio
- Schiffsböden im Obergeschoss
- Zwei Kamine
- Außensteckdosen und Wasseranschlüsse

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All about the location

Die Kreisstadt Tirschenreuth fasziniert sowohl mit seiner historischen Altstadt, als auch mit etlichen modernen Komponenten. Sie ist nur wenige Kilometer von der bayerisch-tschechischen Grenze entfernt.

Neben weitläufigen Waldgebieten und der "Tirschenreuther Teichpfanne" mit mehr als 3.000 Teichen erwarten dich hier Ruhe und Entspannung in unberührter Natur, Entdeckungstouren zu spannenden Kulturdenkmälern und erlebnisreiche Tage für die ganze Familie.

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Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 4.1.2034.

Endenergiebedarf beträgt 10.50 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Erdwärme.

Das Baujahr des Objekts lt. Energieausweis ist 2022.

Die Energieeffizienzklasse ist A+.

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Contact partner

For further information, please contact your contact person:

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