

Calberlah / Allenbüttel

First occupancy after new construction with a special feel-good factor

Property ID: 25123050



RENT PRICE: 1.640 EUR • LIVING SPACE: ca. 157 m² • ROOMS: 5

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At a glance

Property ID	25123050	Rent price	1.640 EUR
Living Space	ca. 157 m²	Additional costs	235 EUR
Rooms	5	Condition of property	First occupancy
Bedrooms	4	Construction method	Solid
Bathrooms	2	Equipment	Terrace, Balcony
Year of construction	2023		
Type of parking	1 x Garage, 50 EUR (Rent)		

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Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy Source	Air-to-water heat pump	Final Energy Demand	23.90 kWh/m²a
Energy certificate valid until	06.05.2032	Energy efficiency class	A+
Power Source	Air-to-water heat pump	Year of construction according to energy certificate	2022

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The property



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The property



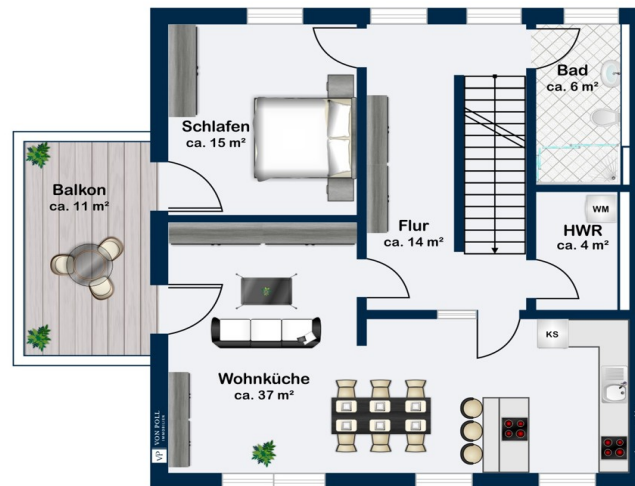
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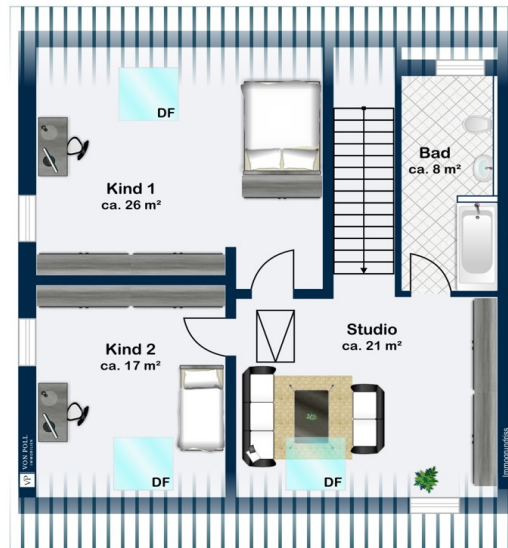
The property

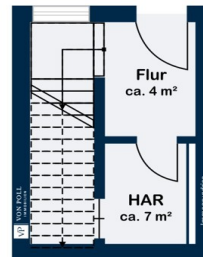


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Floor plans







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

Welcome to your new home! This exceptional terraced house is available for immediate occupancy. Lovingly and meticulously planned and thoughtfully designed, this house offers maximum living comfort, efficiency, and a particularly cozy atmosphere in an innovative way. With its unique, manor-style architecture that blends harmoniously into the picturesque surroundings and high-quality workmanship, this property will impress anyone who values a special sense of well-being. The terraced houses are heated by an air source heat pump and feature underfloor heating, ensuring particularly pleasant warmth on cold days. Inside, you'll find an open-plan living, dining, and kitchen area, the heart of the home. A video intercom system provides security and communication. Furthermore, the house is equipped with a fiber optic internet connection, including network connections (CAT 7) in all living areas, ensuring fast and stable internet access. From the living room and the bedroom, you can access your delightful balcony. Here you can enjoy peaceful moments outdoors or simply relax and unwind. A separate garden plot is also available as an option. The property also includes an additional storage room for each apartment. A spacious, 290 cm wide garage parking space can be rented separately for €50/month. Electric mobility has also been considered: each garage parking space has a connection for a charging station/wallbox. Additional parking spaces on the approximately 10,000 m² property and a communal bicycle storage room complete the offering. This property offers modern living comfort at a high level and combines functionality with attractive and harmonious architecture. This house is ideal for you... ...if you value quality and a home with a special feel-good factor. ...if you desire the quality of life of a village setting yet a central location. ...if you are looking for a special place to feel at home with your loved ones.

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Details of amenities

- + Massivbauweise mit Porotonsteinen für angenehmes Wohn- und Raumklima
- + Hochwertige Putzfassade
- + Energieeffizienzklasse A+, EH55-Standard
- + Luftwärmepumpe/Fußbodenheizung
- + Offener Wohn-, Ess- und Kochbereich
- + Barrierearm
- + Hochwertige Feinsteinfliesen und Eichenparkett
- + Große Süd-Terrassen mit separaten Mietergärten (je ca. 100 qm) oder Balkone
- + Dreifachverglaste, z.T. bodentiefe Premium-Fenster in Holzoptik
- + Stilvolle Holz-Kassetten-Eingangstüren
- + Elegante ROMA-Raffstoren mit elektrischer Bedienung
- + Große VELUX-Dachflächenfenster mit solargesteuerten Sonnenschutz-Außenrolläden
- + Innovative KNX-/Smart-Home-Technologie für komfortables, modernes Wohnen
- + Video-Gegensprechanlage
- + Glasfaser-Internetanschluss mit Netzwerkanschlüssen (CAT 7) in allen Wohnräumen
- + Großzügiger, 290 cm breiter Garagenstellplatz und Abstellraum für jede Wohnung
- + Zusätzlicher Abstellraum im begehbaren Spitzboden in drei Wohnungen
- + Anschluss für Ladestation/Wallbox pro Garagenstellplatz
- + Zusätzliche Pkw-Stellplätze auf dem Grundstück
- + Großes, abgeschlossenes Grundstück mit fast 10.000 qm
- + Gemeinschaftlicher Fahrradabstellraum
- ... u.v.m. ...

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All about the location

Allenbüttel ist ein Ortsteil der Gemeinde Calberlah und liegt im Landkreis Gifhorn. Der Ort liegt zentral im Städtedreieck Gifhorn, Wolfsburg und Braunschweig.

Entfernungen:

Wolfsburg 13km

Gifhorn 13 km

Braunschweig 22km

Alle Belange und Stationen des täglichen Lebens, wie Einkaufen, Kindergarten, Schule, Apotheke, Bank, Bäcker, lassen sich leicht im nur 4km nahen Calberlah decken.

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Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 6.5.2032.

Endenergiebedarf beträgt 23.90 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Luft/wasser Wärmepumpe.

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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