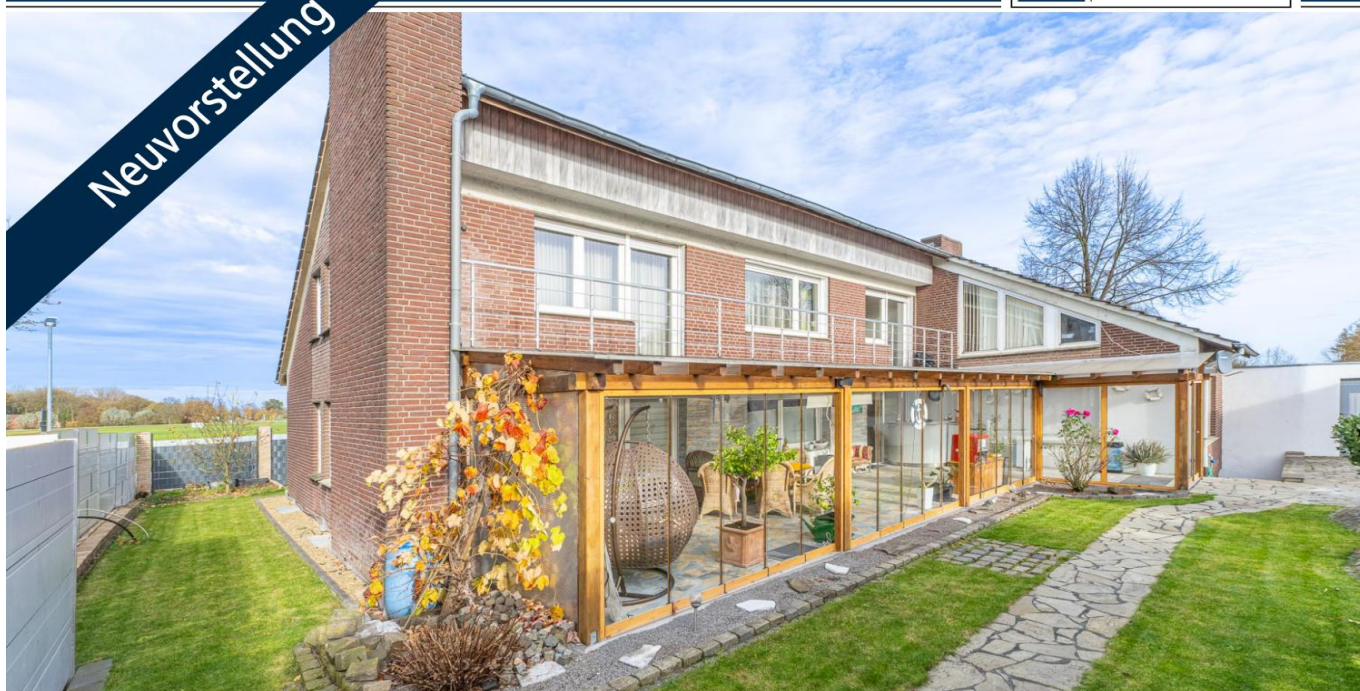


Ahaus

Attractive two-family house with wellness and fitness area – your personal paradise for relaxation and activity!

Property ID: 25202032

Neuvorstellung



www.von-poll.com

PURCHASE PRICE: 679.000 EUR • LIVING SPACE: ca. 343 m² • ROOMS: 8 • LAND AREA: 858 m²

Property ID: 25202032 - 48683 Ahaus

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Other information
- Contact partner

Property ID: 25202032 - 48683 Ahaus

At a glance

Property ID	25202032
Living Space	ca. 343 m²
Roof Type	Gabled roof
Rooms	8
Bedrooms	5
Bathrooms	2
Year of construction	1968
Type of parking	4 x Outdoor parking space, 1 x Garage

Purchase Price	679.000 EUR
Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Modernisation / Refurbishment	2025
Condition of property	Modernised
Construction method	Solid
Usable Space	ca. 520 m²
Equipment	Terrace, Guest WC, Sauna, Fireplace, Garden / shared use, Built-in kitchen, Balcony

Property ID: 25202032 - 48683 Ahaus

Energy Data

Type of heating	Central heating	Energy Certificate	Energy demand certificate
Energy Source	Gas	Final Energy Demand	196.20 kWh/m²a
Energy certificate valid until	13.02.2035	Energy efficiency class	F
Power Source	Gas	Year of construction according to energy certificate	1968

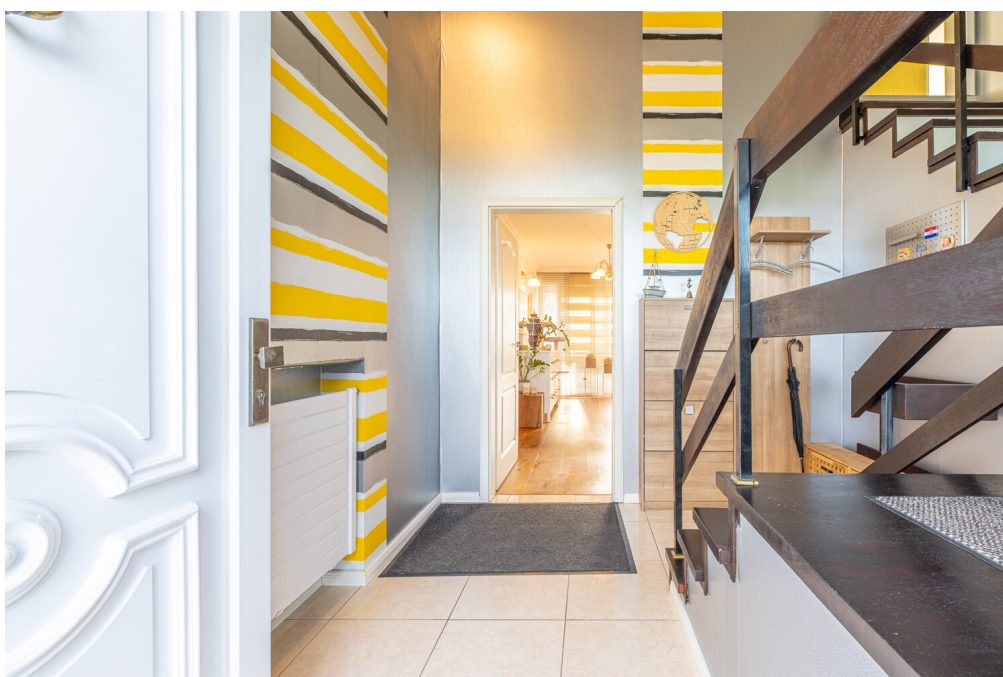
Property ID: 25202032 - 48683 Ahaus

The property



Property ID: 25202032 - 48683 Ahaus

The property



Property ID: 25202032 - 48683 Ahaus

The property



Property ID: 25202032 - 48683 Ahaus

The property



Property ID: 25202032 - 48683 Ahaus

The property



Property ID: 25202032 - 48683 Ahaus

The property



Property ID: 25202032 - 48683 Ahaus

The property



Property ID: 25202032 - 48683 Ahaus

The property



Property ID: 25202032 - 48683 Ahaus

The property



Property ID: 25202032 - 48683 Ahaus

The property



Property ID: 25202032 - 48683 Ahaus

The property



Property ID: 25202032 - 48683 Ahaus

The property



Property ID: 25202032 - 48683 Ahaus

The property



Property ID: 25202032 - 48683 Ahaus

The property



Property ID: 25202032 - 48683 Ahaus

The property



Property ID: 25202032 - 48683 Ahaus

The property



FÜR SIE IN DEN BESTEN LAGEN



Gern informieren wir
Sie persönlich über weitere
Details zur Immobilie.

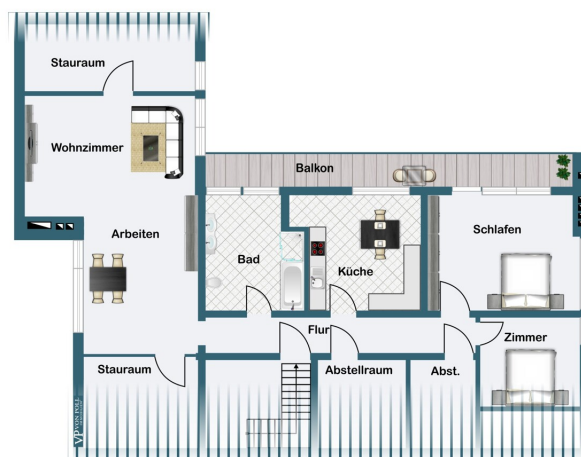
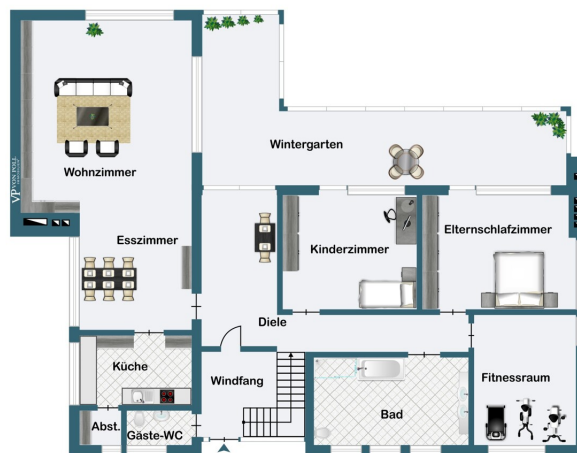
Vereinbaren Sie einen
Besichtigungstermin:

T.: 0800 - 333 33 09

www.von-poll.com

Property ID: 25202032 - 48683 Ahaus

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.

Property ID: 25202032 - 48683 Ahaus

A first impression

Spacious, family-friendly, and versatile, this detached two-family house boasts approximately 343 m² of living space on an 858 m² plot, offering ample room for comfortable living. The well-maintained garden with a pool creates an inviting atmosphere and is perfect for relaxation in any season. The clever layout of the property allows for use as either a single-family or two-family home. Upon entering the house, you pass through the entrance hall into the bright hallway, which leads to the open-plan living and dining room. The adjoining conservatory provides plenty of natural light and a lovely view of the surrounding greenery. The modern kitchen is located directly next to the dining area, ensuring convenience for everyday tasks. The ground floor also features a master bedroom, a children's bedroom, a large bathroom with a bathtub and shower, a guest WC, a fitness room, a kitchen, and a practical storage room. The staircase leads to the upper floor, which offers a variety of uses with an additional living room, two bedrooms, a separate kitchen, and another modern bathroom with a shower – ideal as a self-contained suite or a private retreat. The balcony is accessible from the bathroom or the first bedroom. In the spacious basement, you'll find a wellness area with a sauna, a hobby room (currently used as a workshop), a second kitchen, a laundry room, several storage rooms, and the boiler room. There's plenty of space here for hobbies, organization, and added living comfort. The expansive garden with a pool completes this exceptional home and offers ideal conditions for family, leisure, and relaxation. The property also includes four parking spaces and a spacious garage. We would be happy to send you a detailed brochure with photos and are, of course, available for a personal viewing appointment. We look forward to your inquiry. The property is available by arrangement.

Property ID: 25202032 - 48683 Ahaus

Details of amenities

- Möglichkeit: 2 Wohneinheiten
- Wintergarten
- Balkon
- Sanitäreinrichtungen: 2x Dusche, 1x Badewanne
- Wellnessbereich mit Sauna
- Fitnessraum
- Pool
- Gas-Zentralheizung und Wasserführender Kamin
- Garage + vier freie Stellplätzen

Property ID: 25202032 - 48683 Ahaus

All about the location

Das Haus befindet sich in einer stadtrand Lage von Ahaus. Das Badehaus befindet sich in ca. 700m Entfernung und der Schlossgarten und das Schloss Ahaus ist in ca. 2,5km erreichbar.

Mehreren Kindergärten, Grundschulen, Geschäfte für Dinge des täglichen Bedarfs und verschiedene Vereine sind in unmittelbarer Nähe erreichbar.

Durch die nahe Anbindung an die A31, um z. B. schnell ins Ruhrgebiet zu gelangen oder nach Norden um zur Nordsee zu reisen. Die benachbarten Niederlande, mit der Stadt Enschede sind nur ca. 18km entfernt.

Der eigene Bahnhof mit regelmäßiger Bahnverbindung ist ein alternative zum Autofahren.

Property ID: 25202032 - 48683 Ahaus

Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 13.2.2035.

Endenergiebedarf beträgt 196.20 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Gas.

Das Baujahr des Objekts lt. Energieausweis ist 1968.

Die Energieeffizienzklasse ist F.

Property ID: 25202032 - 48683 Ahaus

Contact partner

For further information, please contact your contact person:

Sascha Mermann

Westend 27, 46399 Bocholt
Tel.: +49 2871 - 99 58 98 0
E-Mail: bocholt@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com