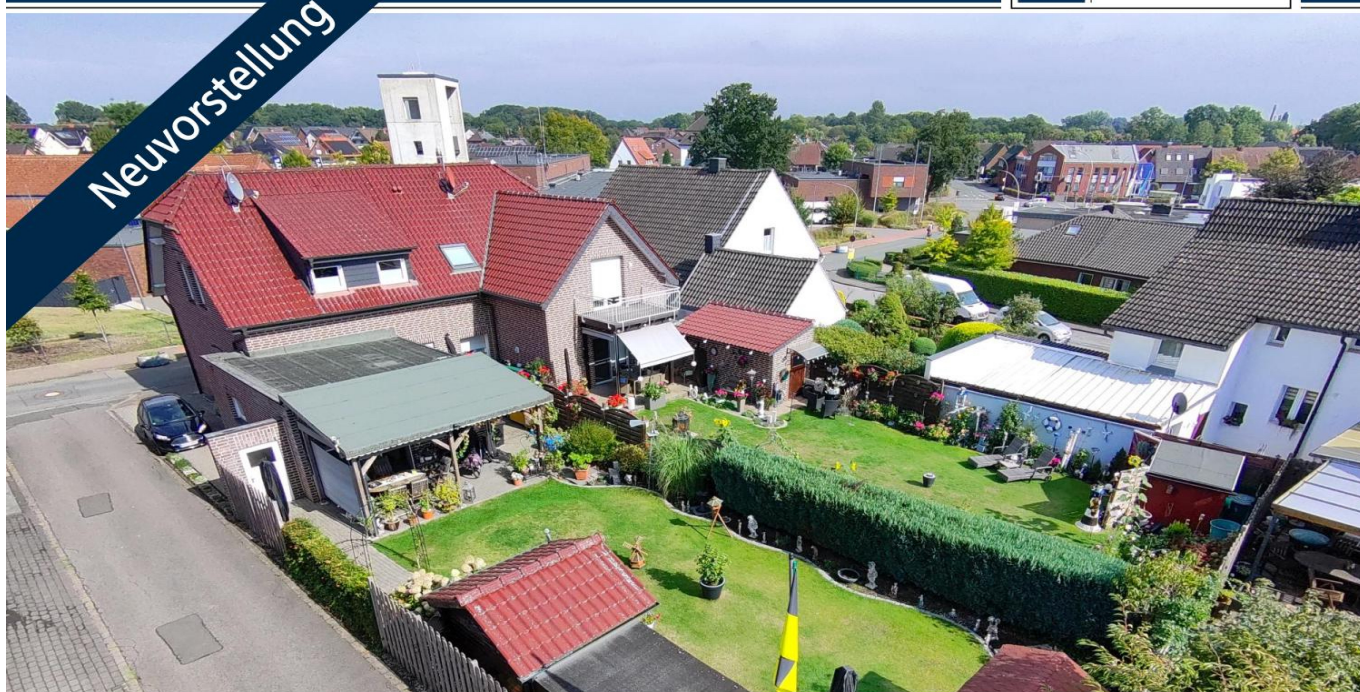


Stadtlohn

# Attractive investment opportunity - semi-detached house with reliable rental income

Property ID: 25202026

Neuvorstellung



[www.von-poll.com](http://www.von-poll.com)

**PURCHASE PRICE: 279.000 EUR • LIVING SPACE: ca. 120 m<sup>2</sup> • ROOMS: 4 • LAND AREA: 346 m<sup>2</sup>**

Property ID: 25202026 - 48703 Stadtlohn

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## At a glance

|                      |                           |
|----------------------|---------------------------|
| Property ID          | 25202026                  |
| Living Space         | ca. 120 m²                |
| Roof Type            | Gabled roof               |
| Rooms                | 4                         |
| Bedrooms             | 2                         |
| Bathrooms            | 2                         |
| Year of construction | 1908                      |
| Type of parking      | 1 x Outdoor parking space |

|                               |                                                                           |
|-------------------------------|---------------------------------------------------------------------------|
| Purchase Price                | 279.000 EUR                                                               |
| Commission                    | Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises |
| Modernisation / Refurbishment | 2007                                                                      |
| Condition of property         | Modernised                                                                |
| Construction method           | Solid                                                                     |
| Usable Space                  | ca. 140 m²                                                                |
| Equipment                     | Terrace, Guest WC, Garden / shared use, Balcony                           |

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## Energy Data

|                    |                                                                             |
|--------------------|-----------------------------------------------------------------------------|
| Type of heating    | Central heating                                                             |
| Power Source       | Gas                                                                         |
| Energy information | At the time of preparing the document, no energy certificate was available. |

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## The property



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## 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

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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 a special property offer: This modernized semi-detached house combines historic charm with contemporary living comfort. Built in 1908, the house, following a comprehensive renovation in 2007, is in excellent condition and meets many requirements for modern living on approximately 120 m<sup>2</sup> of living space. The monthly rent is €774.50. The house is situated on a plot of approximately 346 m<sup>2</sup> in a well-connected residential area. The neighborhood is characterized by other well-maintained houses, green gardens, and shops within walking distance. Kindergartens and schools are also located nearby, making this property suitable for various lifestyles. The interior layout comprises four generously sized rooms, including two bedrooms, offering ample space for individual design. On the ground floor, you will find a bright entrance hall leading directly into the bright living and dining area. The open-plan design creates a pleasant living atmosphere and invites you to spend time with family and friends. Large windows create a welcoming atmosphere and provide optimal natural light. A guest WC, located next to the utility room, is a further advantage for multi-person households and guests. The spacious kitchen offers additional space for a dining table. Upstairs, you'll find a modern bathroom with a shower and bathtub, providing the comfort you'll appreciate in everyday life. In addition to the spacious master bedroom, there's a hobby room that could easily be converted into another bedroom. During the complete renovation, all essential areas, including the electrical system, plumbing, windows, and roof, were renewed, and the facade was modernized for energy efficiency. The building is heated by a reliable central heating system, guaranteeing comfortable warmth. The quality of the fixtures and fittings can be described as solid and offers numerous options for individual customization, both now and in the future. The outdoor area boasts ample garden space for private use, providing plenty of opportunities for gardening enthusiasts and families with children to enjoy both outdoor living and relaxation. Additional storage space is available for those needing extra room. The adjacent semi-detached house, No. 13, is also for sale. An energy performance certificate is being prepared. Get a personal impression by visiting in person – we would be happy to arrange an individual appointment with you and answer your questions about this interesting offer.

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## Details of amenities

- Sanitär-Ausstattungen, 1x Badewanne, 1x Dusche,
- Gäste WC
- zentrale Gasheizung
- Gartenhütte
- zwei Stellplätze

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## All about the location

Die Immobilie befindet sich in einer zentrumsnahen Lage von Stadtlohn.

Zur Innenstadt sind es nur ca. 10 Minuten zu Fuß, es gibt einen Bäcker in der Nachbarstraße und einige Lebensmittelgeschäfte sind nur ca. 1000 Meter entfernt. Ärzte, Apotheken, Banken und alle weiteren Dinge des täglichen Bedarfs sind ebenfalls in wenigen Minuten erreichbar.

Drei Kindergärten und eine Grundschule sind in nur ca. 5 bis 10 Minuten mit dem Rad zu erreichen.

Stadtlohn an der deutsch-niederländischen Grenze liegt im westlichen Münsterland in Nordrhein-Westfalen und hat ca. 20.000 Einwohner.

Stadtlohn bietet ein reges Stadtleben, verströmt jedoch gleichzeitig eine gemütliche Atmosphäre, eben eine Stadt zum Wohlfühlen! Das Programm in Sachen Kultur und Freizeit ist ansprechend und vielseitig, ebenso wie das gastronomische Angebot.

Die Entfernung nach Ahaus beträgt ca. 15km, nach Borken ca. 18km und Coesfeld ca. 22km. Die benachbarten Niederlande, mit der Stadt Winterswijk sind nur ca. 23 km entfernt.

Durch die nahe Anbindung an die B525, erreicht man in nur wenigen Minuten die A31, um z. B. schnell ins Ruhrgebiet zu gelangen oder nach Norden um zur Nordsee zu reisen.

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## Contact partner

For further information, please contact your contact person:

Sascha Mermann

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*To the Disclaimer of von Poll Immobilien GmbH*

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