

Rhede

Single-family or two-family house? The choice is yours!

Property ID: 25202030

Neuvorstellung



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PURCHASE PRICE: **419.000 EUR** • LIVING SPACE: ca. 282 m² • ROOMS: 7 • LAND AREA: 533 m²

Property ID: 25202030 - 46414 Rhede

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At a glance

Property ID	25202030
Living Space	ca. 282 m²
Roof Type	Gabled roof
Rooms	7
Bedrooms	4
Bathrooms	2
Year of construction	1885
Type of parking	1 x Outdoor parking space, 1 x Garage

Purchase Price	419.000 EUR
Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Modernisation / Refurbishment	1990
Condition of property	Well-maintained
Construction method	Solid
Equipment	Terrace, Guest WC, Garden / shared use, Balcony

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Energy Data

Type of heating	Central heating	Energy Certificate	Energy demand certificate
Energy Source	Gas	Final Energy Demand	200.80 kWh/m²a
Energy certificate valid until	08.11.2035	Energy efficiency class	G
Power Source	Gas	Year of construction according to energy certificate	1885

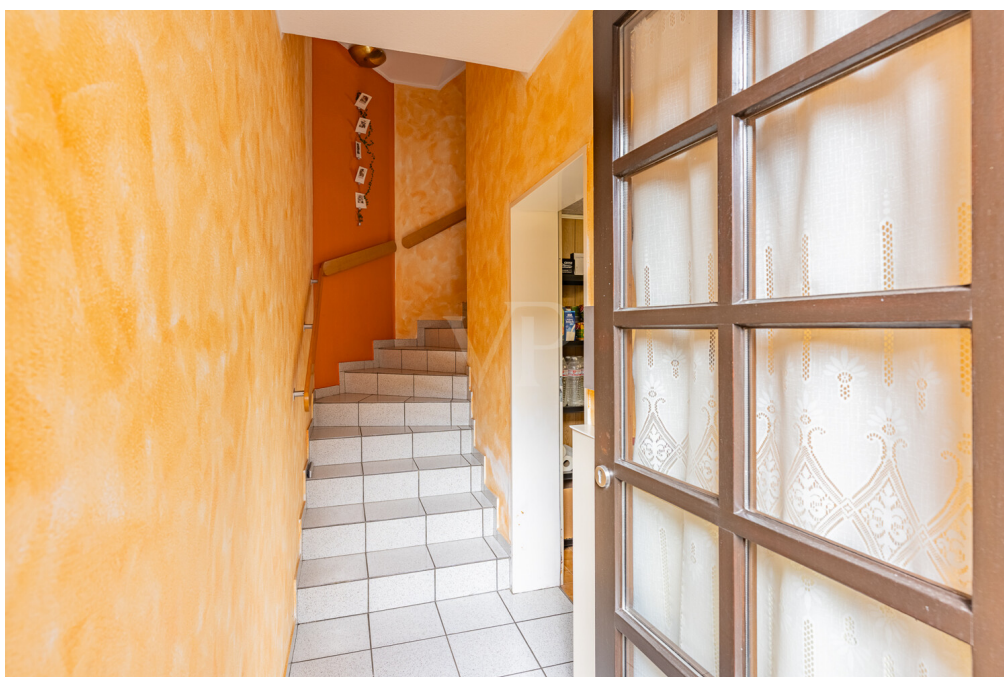
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The property



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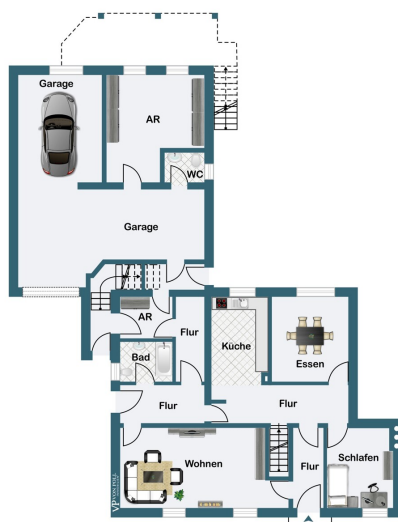


Gern informieren wir
Sie persönlich über weitere
Details zur Immobilie.

Vereinbaren Sie einen
Besichtigungstermin:

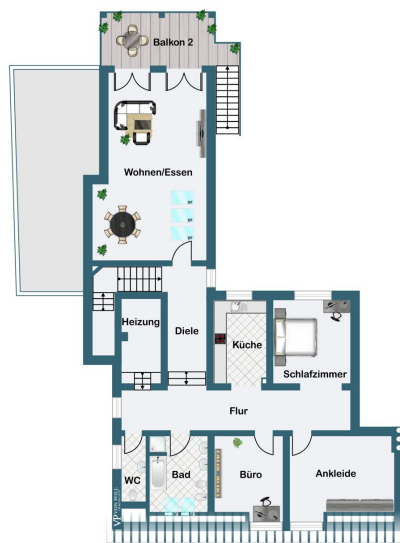
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The property



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A first impression

This attractive property, with approximately 282 m² of living space and a generous plot of approximately 533 m², offers ideal conditions for a variety of living needs. Built in 1885, this two-family house has undergone extensive modernization and expansion on the upper floor, resulting in a well-maintained condition. The ground floor, with a separate entrance, offers approximately 109 m² of living space. It requires renovation and offers great potential for individual customization – whether as a separate apartment for rental, as living space for a large family, or for creating a multi-generational home. A possible layout includes a bathroom, dining room, living room, bedroom, kitchen, and storage room. The upper floor is accessed via its own entrance. Upstairs, you'll find a modernized apartment with a well-designed floor plan. The staircase leads to the hallway, which connects directly to the kitchen. The open-plan living and dining room, with access to the balcony, creates a bright and welcoming atmosphere. A bedroom and dressing room, a guest WC, and a bathroom with a shower and bathtub are also available on this floor. A boiler room, which also serves as a storage room, and an office (formerly a children's room) complete the living space. The partially converted attic contains another bedroom, which is not included in the living area calculation. The house has a partial basement, providing additional usable space. It features two separate heating systems and separate electricity and gas meters. The water meters are shared. The spacious garden offers two covered terraces, an open terrace, and a caravan. The property also includes a large garage with space for three cars, a storage room or workshop, and an additional guest toilet. There is another parking space in front of the garage entrance. Overall, this is a solidly built property. However, due to current energy efficiency standards, some renovations on the ground floor are necessary. 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.

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Details of amenities

- zwei separate Eingänge
- separate Strom- und Gaszähler
- separate Heizungsanlagen (Gaszentralheizung)
- großräumige Garage
- Bad mit Dusche und Badewanne
- Gäste-WC
- Einbauküche
- zwei überdachte Terrassen
- eine freie Terrasse
- vier Stellplätze (drei Stellplätze in der Garage, ein Stellplatz auf der Einfahrt)
- Balkon
- Wohnwagen

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All about the location

Das Objekt befindet sich in zentraler Lage von Rhede, Einkaufsmärkte, Apotheken und Ärzte sind fußläufig zu erreichen.

Die positive Entwicklung der Innenstadt geht mit dem Bau der Stadthöfen am Rheder Bach und der Pflege des alteingesessenen Einzelhandels und des historischen Ambientes einher.

Die circa 19.000 Einwohner zählende Stadt Rhede liegt an der Grenze zwischen Münsterland und Niederrhein oder zwischen den Niederlanden und dem Ruhrgebiet. Rhede verfügt über gute Verkehrsanbindungen. Die Bundesautobahn A 3 ist ebenso schnell erreichbar wie die Autobahnen A 31, A 43 sowie die A 1. Wer mit der Bahn unterwegs ist, erreicht Rhede über die Bahnhöfe in den Nachbarstädten Bocholt und Borken. Und die Flughäfen Düsseldorf und Münster/Osnabrück erreichen Sie mit dem Auto in einer knappen Stunde.

Drei Grund- und eine Gesamtschule befinden sich direkt am Ort. Somit können in Rhede alle Schulabschlüsse, einschließlich des Abiturs, erworben werden.

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Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 8.11.2035.

Endenergiebedarf beträgt 200.80 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Gas.

Das Baujahr des Objekts lt. Energieausweis ist 1885.

Die Energieeffizienzklasse ist G.

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Contact partner

For further information, please contact your contact person:

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