

Bad Vilbel

Charming, large & divisible plot of land with great potential & existing old house with a new price!!

Property ID: 24008016



www.von-poll.com

PURCHASE PRICE: 550.000 EUR • LAND AREA: 794 m²

Property ID: 24008016 - 61118 Bad Vilbel

- At a glance
- The property
- Energy Data
- A first impression
- All about the location
- Contact partner

Property ID: 24008016 - 61118 Bad Vilbel

At a glance

Property ID	24008016	Purchase Price	550.000 EUR
Roof Type	Gabled roof	Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Year of construction	1975	Condition of property	In need of renovation
		Construction method	Solid
		Equipment	Garden / shared use

Property ID: 24008016 - 61118 Bad Vilbel

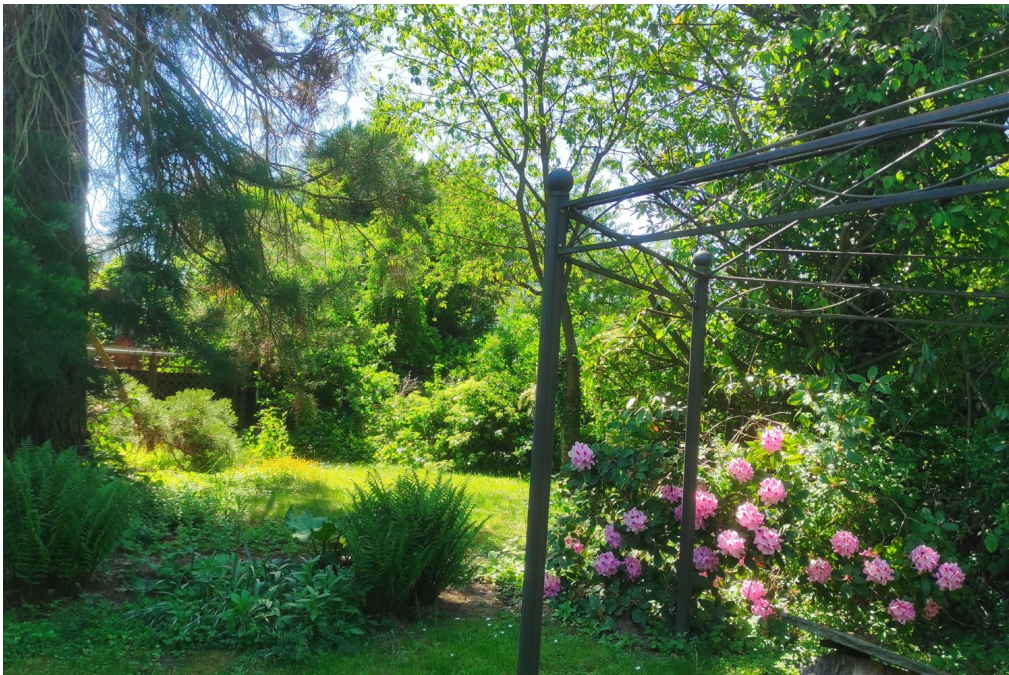
Energy Data

Energy Certificate

Legally not required

Property ID: 24008016 - 61118 Bad Vilbel

The property



Property ID: 24008016 - 61118 Bad Vilbel

The property



Property ID: 24008016 - 61118 Bad Vilbel

The property



Property ID: 24008016 - 61118 Bad Vilbel

The property



Property ID: 24008016 - 61118 Bad Vilbel

The property



Property ID: 24008016 - 61118 Bad Vilbel

The property



Property ID: 24008016 - 61118 Bad Vilbel

A first impression

Charming "divisible" plot of land with great potential and an existing house. Here we offer a charming, very large plot of land in a very central location in Bad Vilbel with an existing semi-detached house. The South Train Station is just a few minutes' walk away. On the front part of the plot is a semi-detached house (built around 1975) with an extension and a garage. The plot is approximately 14m wide and 57m long/deep along the street. The other side of the street is undeveloped, featuring a public green space and a pedestrian path. Any potential development (possibly renovation with a possible new addition) of the plot is governed by Section 34 of the German Building Code. This also means that the plot is divisible. The buyer can decide how large the two plots will be and, of course, has the choice of which plot they prefer. According to the building authority, the street view of the semi-detached houses, which were originally more or less identical (same roof shape), should be preserved even in the case of demolition and new construction. How far you might want to renovate and extend the existing house, or demolish it entirely to build a new one according to specifications, or subdivide the property, remains your decision. On the much larger, rear portion of the property, there are various examples of similar houses in the neighborhood for comparison, showing how existing structures have been added or newly built. Section 34 of the German Building Code states: "...Within built-up areas, a project is permissible if, in terms of the type and extent of building use, the construction method, and the plot area to be built upon, it blends into the character of the immediate surroundings and if access to utilities is ensured. The requirements for healthy living and working conditions must be maintained; the character of the townscape must not be impaired." The property is currently in an overgrown, slightly wild, almost romantic state with mature trees and is waiting...to be awakened from its slumber...to be brought back to life. Here, not only you, perhaps with your family...but also your dreams of a home will find a new home.

Property ID: 24008016 - 61118 Bad Vilbel

All about the location

Bad Vilbel wird als der Aufsteiger der Region bezeichnet. Stetig wachsend und innovativ präsentiert sich Bad Vilbel als eine Stadt am Speckgürtel Frankfurts. Schulen, eine davon die „Europäische Schule Rhein-Main“, vielzählige Einkaufsmöglichkeiten, wie in der „Neuen Mitte“, als auch ein reiches Sport- und Kulturangebot machen diese Stadt so attraktiv. Die Burgfestspiele sind über die Grenzen hinaus bekannt und zählen zu den 10 deutschen Festspielorten. Ob Open Air Kino, Sommerkulturprogramm, Quellenfest, Musikschule oder andere Aktivitäten, vieles finden Sie hier! Streuobstwiesen, der Vilbeler Stadtwald und die renaturierte Nidda bieten vielfältige Möglichkeiten für Unternehmungen in der Umgebung. Frankfurt ist mit dem Auto über die B3 oder A66 in wenigen Minuten zu erreichen. Eine S- sowie eine Regionalbahn bieten Anschluss nach Frankfurt und Friedberg. Bad Vilbel bietet ein hohes Maß an Lebensqualität, die Einwohnerzahlen sind in den vergangenen Jahren stark gewachsen und mit den aktuellen Projektplanungen ist ein Ende dieses Wachstums nicht abzusehen. Idyllisch, mit altem Ortskern, bestens versorgt mit Ärzten, Einkaufs- und Bildungsmöglichkeiten, macht dies Bad Vilbel zu einem der attraktivsten Wohnorte im Rhein-Main-Gebiet.

Property ID: 24008016 - 61118 Bad Vilbel

Contact partner

For further information, please contact your contact person:

Manfred Janda

Frankfurter Straße 21, 61118 Bad Vilbel

Tel.: +49 6101 - 98 94 72 0

E-Mail: bad.vilbel@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com