Bad Vilbel

New home with a large, divisible plot of land and lots of potential, very centrally located in Bad Vilbel

Property ID: 25008007

PURCHASE PRICE: 550.000 EUR • **LIVING SPACE:** ca. 140 m² • **ROOMS:** 6 • **LAND AREA:** 794 m²

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At a glance

Property ID	25008007
Living Space	ca. 140 m²
Roof Type	Gabled roof
Rooms	6
Bedrooms	4
Bathrooms	2
Year of construction	1975
Type of parking	2 x Outdoor parking space, 1 x Garage

Purchase Price	550.000 EUR
Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Modernisation / Refurbishment	2003
Condition of property	In need of renovation
Equipment	Terrace, Guest WC, Sauna, Garden / shared use, Balcony

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Energy Data

Type of heating	Central heating
Energy Source	Gas
Energy certificate valid until	13.05.2035
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	363.50 kWh/m²a
Energy efficiency class	H
Year of construction according to energy certificate	1935

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The property

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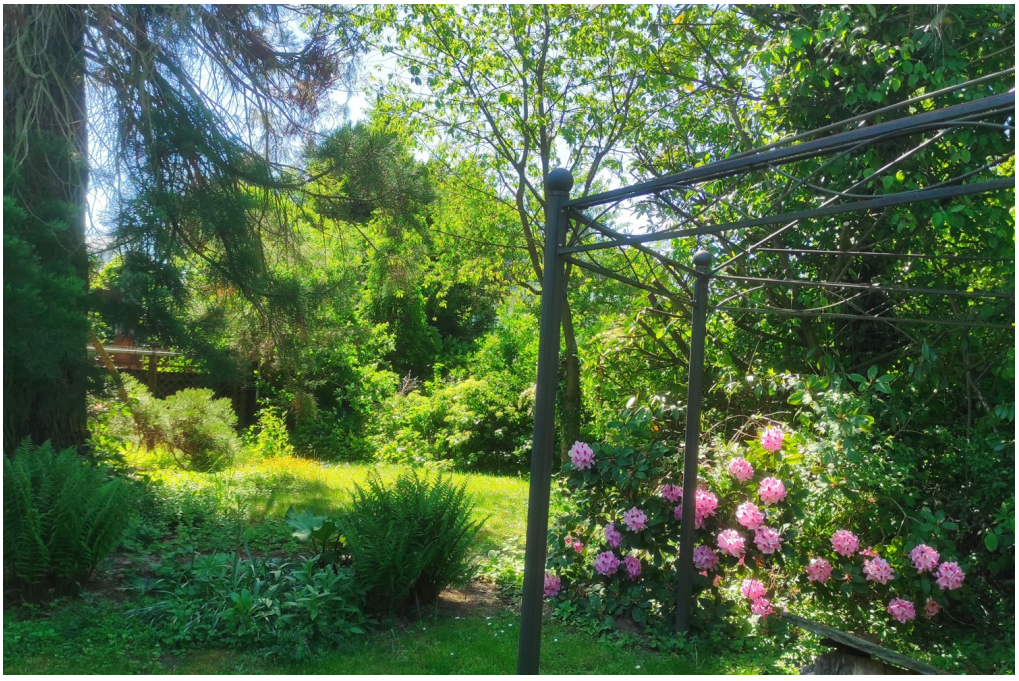

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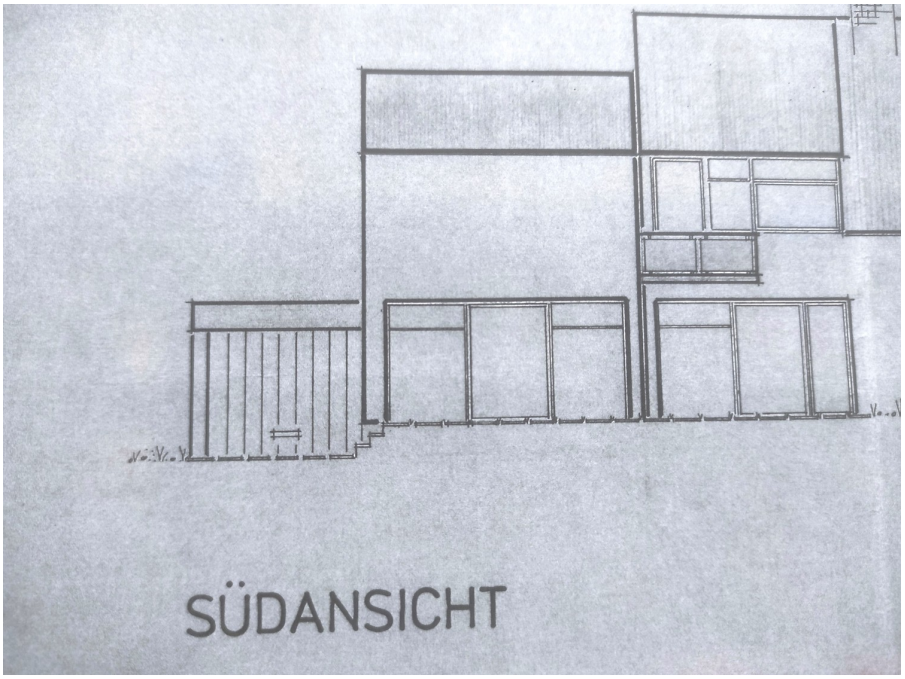

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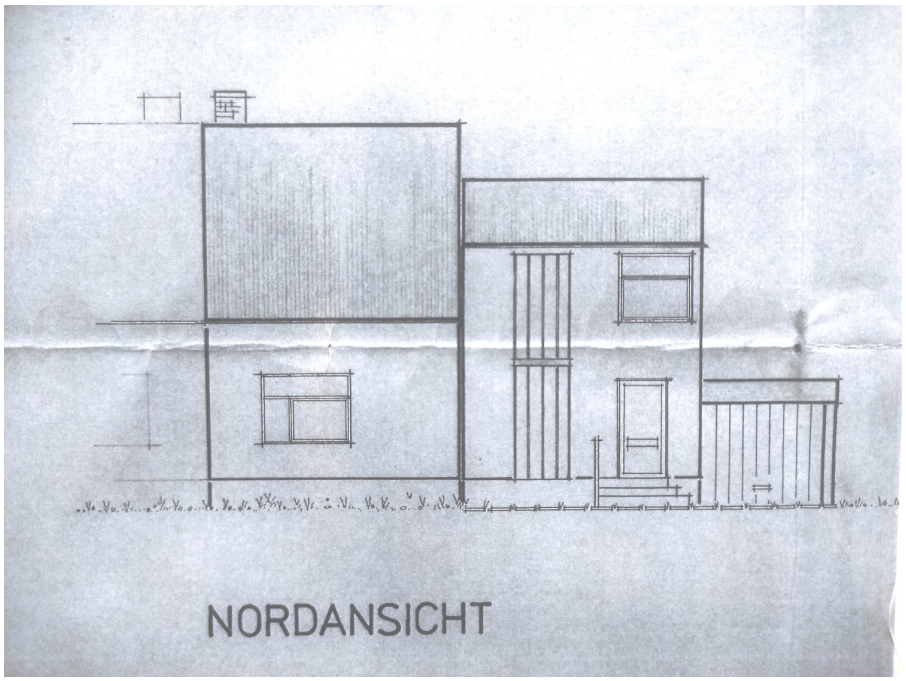
The property



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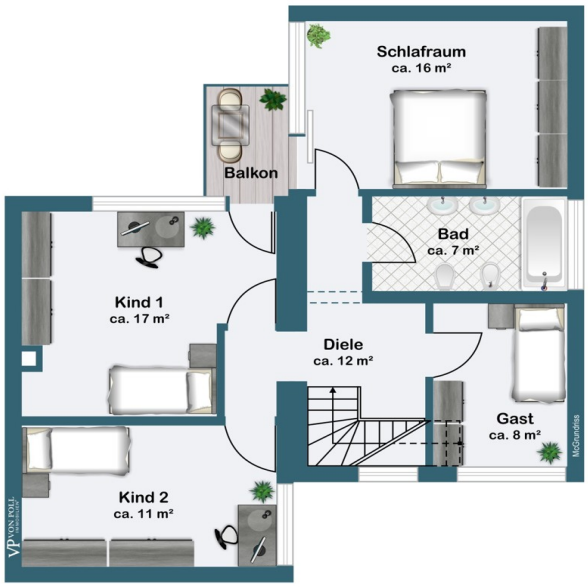
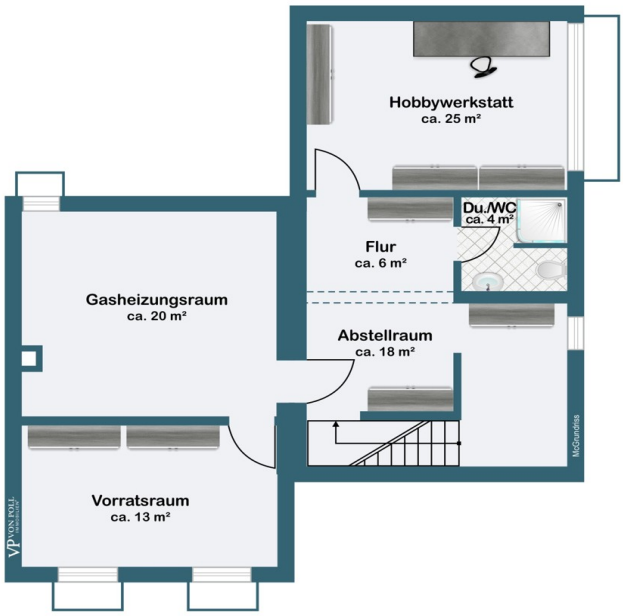
Floor plans


Schlafraum
ca. 16 m²
Balkon
Bad
ca. 7 m²
Kind 1
ca. 17 m²
Diele
ca. 12 m²
Gast
ca. 8 m²
Kind 2
ca. 11 m²



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

Existing house on a beautiful, large, and divisible plot (Now with a new price... below the standard land value!!!!) A small semi-detached house with an extension on a very charming, "large and divisible plot" in a very central location in Bad Vilbel is looking for new owners. Who would like to finally fulfill their dream of homeownership here? The plot is not yet subdivided, so buyers can decide. The original house, a semi-detached unit, was built in the 1930s, like all the neighboring houses on this quiet street. Over the years, many of the properties have been altered, renovated, extended, rebuilt, or subdivided. There is an extension to the original semi-detached house, and a garage is located directly next to it. Behind the house, there is a charming garden/greenhouse (like an artist's studio). We would be happy to tell you more and show you the property in a personal meeting. The South Train Station is just a few minutes' walk away. The plot is approximately 14 meters wide on the street side and approximately 57 meters long/deep. The other side of the street is undeveloped, featuring a public green space and a pedestrian path. Any potential development of the property (possibly renovation or demolition, perhaps with additional new construction) is governed by Section 34 of the German Building Code. 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 new home will find a new home.

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All about the location

Die Siedlung zwischen Siesmayerstraße & Berkersheimer Weg, hat ihren Ursprung durch die renommierten Baumschule der Gebrüder Siesmayer (1876 gegründet) .
Die Baumschule erstreckte sich ursprünglich zwischen dem Berkersheimer Weg, der Siesmayerstraße und der Elisabethenstraße.
Ab 1934 entstand dort durch die Nassauischen Heimstätten und der Frankfurter Baukasse die „Mustersiedlung“ .
Die Bebauung (307 Häuser) zeichnete sich durch einen einheitlichen Baustil mit großzügigen Gärten aus, der bis heute erhalten geblieben ist.

Heute erinnert die Siedlung nicht nur an die Geschichte der Baumschule, sondern auch an die Entwicklung Bad Vilbels von einer ländlichen Gemeinde zu einer modernen Stadt. Die erhaltene Architektur und die großzügigen Grünflächen tragen zum Charme und Charakter dieses Stadtteils bei.

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Other information

Es liegt ein Energiebedarfsausweis vor.
Dieser ist gültig bis 13.5.2035.
Endenergiebedarf beträgt 363.50 kwh/(m²*a).
Wesentlicher Energieträger der Heizung ist Gas.
Das Baujahr des Objekts lt. Energieausweis ist 1935.
Die Energieeffizienzklasse ist H.

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Contact partner

For further information, please contact your contact person:

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