

Eberstadt

Spacious single/two-family house with granny flat in a location on the edge of a field

Property ID: 25188231



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PURCHASE PRICE: 695.000 EUR • LIVING SPACE: ca. 259 m² • ROOMS: 10 • LAND AREA: 660 m²

Property ID: 25188231 - 74246 Eberstadt

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

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At a glance

Property ID	25188231
Living Space	ca. 259 m²
Roof Type	Gabled roof
Rooms	10
Bedrooms	6
Bathrooms	3
Year of construction	1972
Type of parking	1 x Garage

Purchase Price	695.000 EUR
Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Modernisation / Refurbishment	2025
Condition of property	Well-maintained
Construction method	Solid
Usable Space	ca. 36 m²
Equipment	Terrace, Guest WC, Sauna, Fireplace, Garden / shared use, Built-in kitchen, Balcony

Property ID: 25188231 - 74246 Eberstadt

Energy Data

Type of heating	Central heating	Energy Certificate	Energy consumption certificate
Energy Source	Oil	Final energy consumption	73.80 kWh/m²a
Energy certificate valid until	18.12.2028	Energy efficiency class	B
Power Source	Oil	Year of construction according to energy certificate	2007

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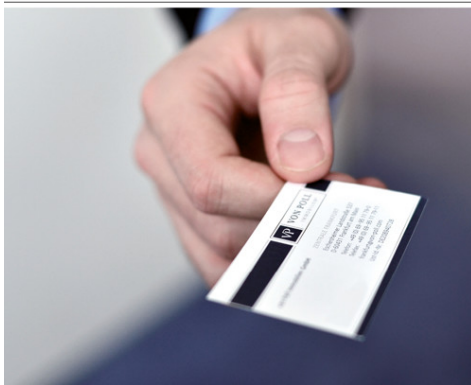


Property ID: 25188231 - 74246 Eberstadt

The property



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The property



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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

This spacious home combines a well-designed layout, modern amenities, and a natural setting. With approximately 260 m² of living space spread over three levels and a plot of around 660 m², the property offers ample room for family, guests, or even working from home. The house has been extensively modernized in recent years and is in excellent condition. The floor plan comprises a total of 10 rooms, including 6 bedrooms with versatile usage options. Three bathrooms—one for each apartment—ensure comfort and functionality in everyday life. A real bonus is the self-contained apartment, ideal as a guest suite, home office, or separate living unit. Two fully equipped fitted kitchens provide excellent facilities for those who enjoy cooking—or want to organize cooking on two levels. Adding another kitchen on the upper floor is also easily possible, as the necessary connections are already in place. The outdoor areas are equally impressive: a large terrace and a spacious roof terrace on the upper floor extend the living space into the surrounding greenery with stunning panoramic views. The terrace is equipped with a large awning and invites you to linger outdoors. The well-maintained garden, complete with a greenhouse and outdoor fireplace, offers ample space for gardening enthusiasts and relaxing hours surrounded by nature. The attic/upper floor was converted and insulated back in 1990. The house also boasts impressive technical features. The heating system was modernized in 2007, and the burner was replaced in 2025. A solar thermal system from 2008 with a large hot water storage tank provides environmentally friendly hot water production. High-quality security windows and an alarm system enhance security and contribute to the property's long-term value. An integrated sauna in the basement, on the same level as our separate apartment, offers additional relaxation. A large garage provides space for vehicles or a workshop. An electric garage door is already installed. The quiet location on the edge of the fields promises privacy and tranquility, while still offering convenient access to the town center and all essential amenities. In short: A thoughtfully designed, impeccably maintained house with numerous extras, ideal for families or multi-generational living. See for yourself during a viewing – this house will impress you!

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Details of amenities

- Autarke Einliegerwohnung
- Erneuerung der Heizungsanlage und Brenner (in diesem Jahr)
- Solarthermie inklusive großem Wasserspeicher
- Zwei Einbauküchen (1x mit Speisekammer)
- Drei Badezimmer inklusive Badewanne und Dusche
- Dachgeschoss mit hohen Decken + Dach gedämmt
- Zwei Kaminöfen (Wohnzimmer und Terrasse)
- Zwei Terrassen + Dachterrasse
- Zwei Markisen
- Garten in Feldrandlage
- Gewächshaus
- Sauna
- Garage mit elektrischem Gargagentor
- Idyllische Landschaft

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All about the location

Eberstadt ist eine selbstständige Weinbaugemeinde im Weinsberger Tal. Viele Wanderwege, Wiesen, Weinberge und Wälder bieten die notwendige Ruhe für Erholung und das Erleben der Natur. Hier finden sich zentral erreichbar alle wichtigen Infrastruktureinrichtungen. Auf kurzem Wege sind Kirche, Rathaus, Apotheke, Bank, Kindergarten, Einkaufsmarkt, Tankstelle und Ärzte erreichbar.

Mit 5 Ortsteilen; Eberstadt, Hölzern, Lennach, Buchhorn und Klingenhof und derzeit ca. 3200 Einwohnern ist Eberstadt eine typische Weinbaugemeinde im Weinsberger Tal, die für ihre hervorragenden Weine bekannt ist. Sie gelangen in wenigen Fahrminuten zur Autobahn und auch Heilbronn ist in nur ca. 16 Minuten Autofahrt zu erreichen.

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Other information

Es liegt ein Energieverbrauchsausweis vor.

Dieser ist gültig bis 18.12.2028.

Endenergieverbrauch beträgt 73.80 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Öl.

Das Baujahr des Objekts lt. Energieausweis ist 2007.

Die Energieeffizienzklasse ist B.

Property ID: 25188231 - 74246 Eberstadt

Contact partner

For further information, please contact your contact person:

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