

Sinsheim / Steinsfurt – Sinsheim

A home of exceptional quality – architect-designed house with solar panels, heat pump, pool, sauna and breathtaking panoramic views.

Property ID: 25188059



www.von-poll.com

PURCHASE PRICE: 1.390.000 EUR • LIVING SPACE: ca. 227 m² • ROOMS: 8 • LAND AREA: 475 m²

Property ID: 25188059 - 74889 Sinsheim / Steinsfurt – Sinsheim

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

Property ID: 25188059 - 74889 Sinsheim / Steinsfurt – Sinsheim

At a glance

Property ID	25188059
Living Space	ca. 227 m²
Roof Type	Gabled roof
Rooms	8
Bedrooms	5
Bathrooms	2
Year of construction	1994
Type of parking	2 x Outdoor parking space

Purchase Price	1.390.000 EUR
Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Modernisation / Refurbishment	2025
Condition of property	Modernised
Construction method	Timber frame
Usable Space	ca. 46 m²
Equipment	Guest WC, Swimming pool, Sauna, Fireplace, Garden / shared use, Built-in kitchen

Property ID: 25188059 - 74889 Sinsheim / Steinsfurt – Sinsheim

Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy Source	Electricity	Final Energy Demand	28.90 kWh/m²a
Energy certificate valid until	12.05.2035	Energy efficiency class	A
Power Source	Air-to-water heat pump	Year of construction according to energy certificate	2025

Property ID: 25188059 - 74889 Sinsheim / Steinsfurt – Sinsheim

The property



Property ID: 25188059 - 74889 Sinsheim / Steinsfurt – Sinsheim

The property



Property ID: 25188059 - 74889 Sinsheim / Steinsfurt – Sinsheim

The property



Property ID: 25188059 - 74889 Sinsheim / Steinsfurt – Sinsheim

The property



Property ID: 25188059 - 74889 Sinsheim / Steinsfurt – Sinsheim

The property



Property ID: 25188059 - 74889 Sinsheim / Steinsfurt – Sinsheim

The property



Property ID: 25188059 - 74889 Sinsheim / Steinsfurt – Sinsheim

The property



Property ID: 25188059 - 74889 Sinsheim / Steinsfurt – Sinsheim

The property



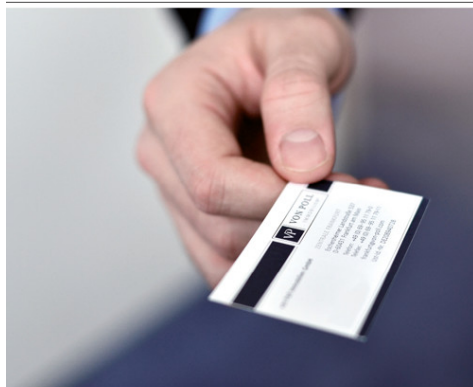
Property ID: 25188059 - 74889 Sinsheim / Steinsfurt – Sinsheim

The property

FÜR SIE IN DEN BESTEN LAGEN



VON POLL
IMMOBILIEN®



Erfahren Sie den aktuellen Marktwert Ihrer Immobilie - kostenfrei und unverbindlich durch unsere geprüften freien Sachverständigen für Immobilienbewertung (PersCert® und WertCert®)

Leading REAL ESTATE COMPANIES IN THE WORLD®

www.von-poll.com



VON POLL
IMMOBILIEN



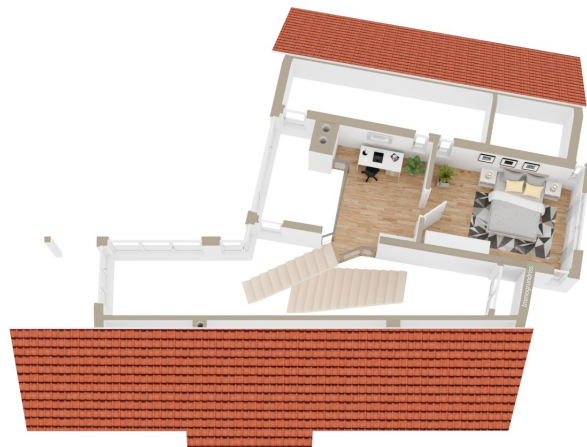
Vertrauen Sie einem
ausgezeichneten Immobilienmakler.

T.: 07131 - 12 32 46 0

Partner-Shop Heilbronn | Moltkestraße 73 | 74076 Heilbronn
heilbronn@von-poll.com | www.von-poll.com/heilbronn

Property ID: 25188059 - 74889 Sinsheim / Steinsfurt – Sinsheim

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.

Property ID: 25188059 - 74889 Sinsheim / Steinsfurt – Sinsheim

A first impression

If you appreciate modern design, spacious layouts, and light-filled living spaces, you'll be captivated by this exclusive architect-designed house in a tranquil, panoramic location in Sinsheim. Situated on a plot of approximately 475 m², the villa combines stylish living, working, and relaxation at the highest level – ideal for discerning families. Highlights at a glance: • 227 m² of living space spread over three floors • 8 versatile rooms • Two terraces, outdoor pool & sun deck • Wellness area with sauna and indoor fitness area • High-quality fitted kitchen, air conditioning & smart features • Architectural design with wood and natural stone elements • Two parking spaces directly at the house. Living with panoramic views & style. Upon entering the light-filled foyer, you'll immediately notice a well-conceived living concept: The open-plan kitchen with its high-quality appliances invites you to cook and enjoy meals. Floor-to-ceiling windows in the approximately 35 m² living and dining area create an exceptional sense of space. The adjoining south-facing terrace offers breathtaking 180° views across the fields – the ideal spot for soaking up the sun or enjoying balmy summer evenings. An external staircase leads from the living area to the lower terrace with its outdoor pool and comfortable lounge area. Mature trees and modern bamboo plantings create a private oasis with a Mediterranean flair. The approximately 30 m² master bedroom boasts its own fireplace, dressing room, and a luxurious en-suite bathroom with a whirlpool tub, rain shower, and double vanity. A separate office with its own guest WC is available for productive work from home. Wellness, retreat, family life: A true highlight awaits you on the garden level: The open-plan living room with a fireplace and a view of the pool creates a special atmosphere – perfect for reading, relaxing, or as a retreat on cooler days. Two children's bedrooms with their own west-facing terrace offer space for the youngest family members or guests. The exclusive wellness area with sauna and indoor fitness area transforms your home into a private spa retreat. The level is conveniently complemented by utility and storage rooms, including a laundry room. Airy, bright, and flexible: The attic. A floating maple staircase leads to the open-plan attic. The gallery is currently used as an office, and next to it is another bedroom for guests or as a retreat. Electric awnings with wind sensors and modern air conditioning ensure maximum comfort here as well. In short: This villa is an architectural statement for stylish living with comfort and panoramic views. Natural stone meets wood, modern technology meets a relaxed atmosphere – a home that leaves nothing to be desired.

Property ID: 25188059 - 74889 Sinsheim / Steinsfurt – Sinsheim

Details of amenities

Energetisches Konzept aus Wärmepumpe, Solarthermie, PV mit Batteriespeicher

- Outdoor Pool
- 2x Terrassen (1x Süd + 1x West Ausrichtung)
- Sauna
- 2x Kaminofen
- EBK
- FBH (Badezimmer Gartengeschoss + Erdgeschoss)
- 2x Büro
- Klimaanlage
- 2x Tageslichtbadezimmer
- 1x Gäste WC
- elektrische Jalousien

Sanierung:

2025:

- Luft-Wärme-Pumpe
- PV-Anlage
- Wallbox/Ladesäule für E-Auto
- Videoüberwachung
- Alarmsystem
- Holzfassade rückgebaut – ersetzt durch hochwertige Putzfasadendämmung

2021:

- Neue Steuerung Wind/Sonne für Beschattung
- Neue Beschattung für Front-Glaselement

2019:

- Teilklimatisierung dezentral

2018:

- Neue Bedachung aus Stehfalz-Bedachung in ALU
- Energieeffizienz Maßnahme
(Solarthermie aus Viessmann Flachkollektoren für Trinkwassererwärmung und Heizungsunterstützung)
- Neuer Warmwasserspeicher
- Holzdeck (Frühstücks-Terrasse & Pool-Terrasse)

Property ID: 25188059 - 74889 Sinsheim / Steinsfurt – Sinsheim

All about the location

Sinsheim liegt im Herzen des Kraichgaus zwischen Heidelberg und Heilbronn und grenzt an die südlichen Ausläufer des vorderen Odenwalds.

In 5 Minuten sind sie auf der A6 und in einer guten Stunde erreichen Sie den Flughafen Frankfurt am Main.

Das GRN-Klinikum Sinsheim, welches zur Uniklinik Heidelberg gehört, erreichen Sie mit dem Auto in nur 6 Minuten.

Die Stadt hat ca. 35.400 Einwohner und ist bekannt durch das Technik Museum Sinsheim, die Badewelt Sinsheim und die Messe Sinsheim, sowie die sportlichen Erfolge der TSG 1899 Hoffenheim und deren Prezero-Arena.

Des Weiteren können sich die Einwohner im Golfclub, im Tennisverein oder in verschiedenen Reitställen sportlich betätigen.

Die Villa befindet sich in einem OT von Sinsheim.

Property ID: 25188059 - 74889 Sinsheim / Steinsfurt – Sinsheim

Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 12.5.2035.

Endenergiebedarf beträgt 28.90 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Strom.

Das Baujahr des Objekts lt. Energieausweis ist 2025.

Die Energieeffizienzklasse ist A.

Property ID: 25188059 - 74889 Sinsheim / Steinsfurt – Sinsheim

Contact partner

For further information, please contact your contact person:

Mario Roider

Moltkestraße 73, 74074 Heilbronn

Tel.: +49 7131 – 12 32 460

E-Mail: heilbronn@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com