

Bad Wimpfen

Historical charm meets modern living comfort...

Property ID: 25188095



www.von-poll.com

PURCHASE PRICE: 696.000 EUR • LIVING SPACE: ca. 462,25 m² • ROOMS: 16.5 • LAND AREA: 375 m²

Property ID: 25188095 - 74206 Bad Wimpfen

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

Property ID: 25188095 - 74206 Bad Wimpfen

At a glance

Property ID	25188095
Living Space	ca. 462,25 m ²
Roof Type	Gabled roof
Rooms	16.5
Bedrooms	11
Bathrooms	5
Year of construction	1800
Type of parking	1 x Garage

Purchase Price	696.000 EUR
Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Modernisation / Refurbishment	2022
Construction method	Timber frame
Usable Space	ca. 76 m ²
Equipment	Terrace, Guest WC, Fireplace, Garden / shared use, Built-in kitchen, Balcony

Property ID: 25188095 - 74206 Bad Wimpfen

Energy Data

Type of heating	Stove	Energy Certificate	Legally not required
Power Source	Gas		

Property ID: 25188095 - 74206 Bad Wimpfen

The property



Property ID: 25188095 - 74206 Bad Wimpfen

The property



Property ID: 25188095 - 74206 Bad Wimpfen

The property



Property ID: 25188095 - 74206 Bad Wimpfen

The property



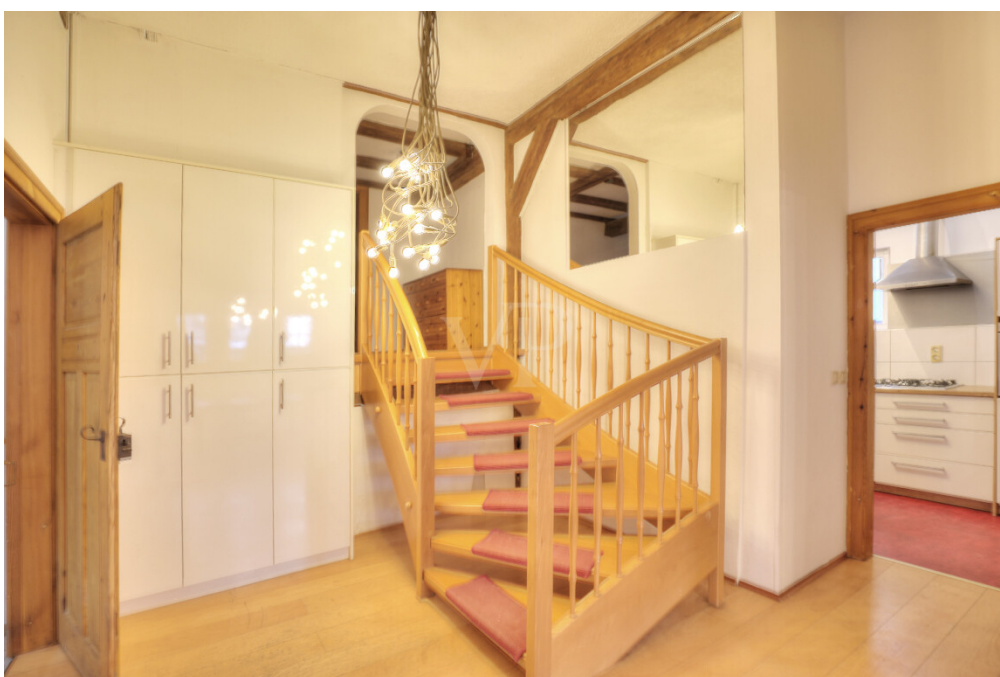
Property ID: 25188095 - 74206 Bad Wimpfen

The property



Property ID: 25188095 - 74206 Bad Wimpfen

The property



Property ID: 25188095 - 74206 Bad Wimpfen

The property



Property ID: 25188095 - 74206 Bad Wimpfen

The property



Property ID: 25188095 - 74206 Bad Wimpfen

The property



Property ID: 25188095 - 74206 Bad Wimpfen

The property



Property ID: 25188095 - 74206 Bad Wimpfen

The property



Property ID: 25188095 - 74206 Bad Wimpfen

The property



Property ID: 25188095 - 74206 Bad Wimpfen

The property



Property ID: 25188095 - 74206 Bad Wimpfen

The property



Property ID: 25188095 - 74206 Bad Wimpfen

The property



Property ID: 25188095 - 74206 Bad Wimpfen

The property

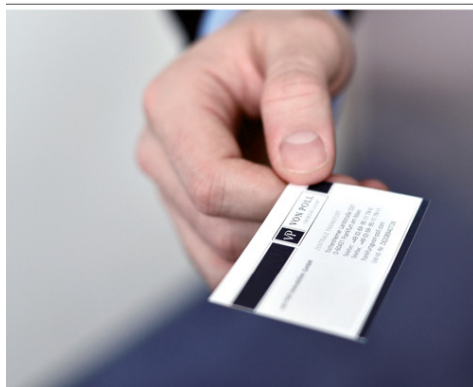


Property ID: 25188095 - 74206 Bad Wimpfen

The property



FÜR SIE IN DEN BESTEN LAGEN



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

Property ID: 25188095 - 74206 Bad Wimpfen

The property



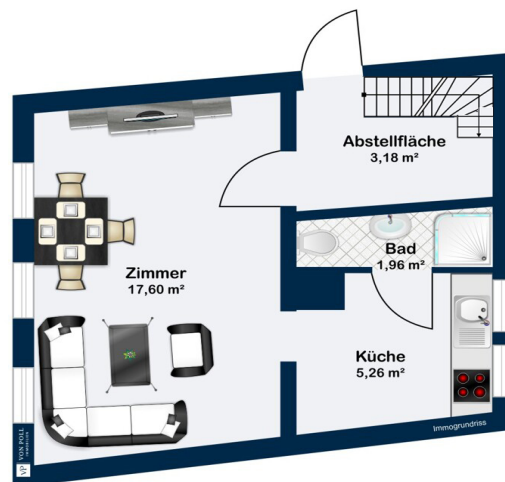
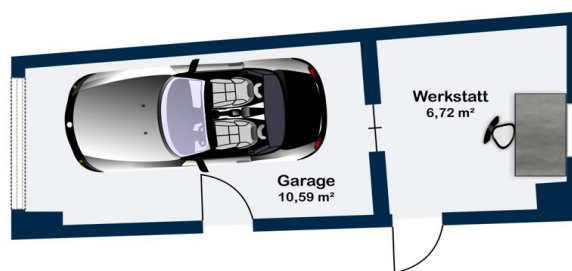
Vertrauen Sie einem
ausgezeichneten Immobilienmakler.

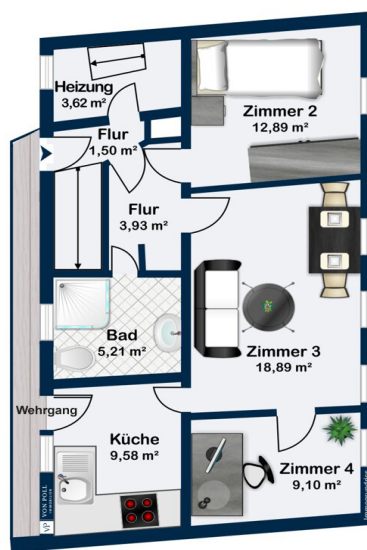
T.: 07131 - 12 32 46 0

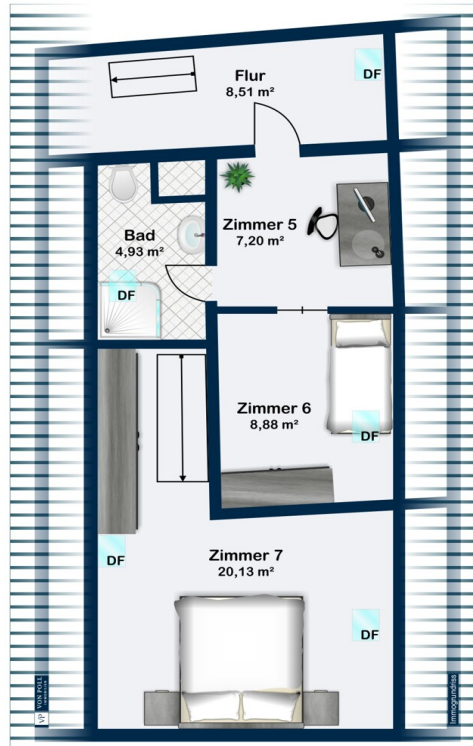
Partner-Shop Heilbronn | Moltkestraße 73 | 74076 Heilbronn
heilbronn@von-poll.com | www.von-poll.com/heilbronn

Property ID: 25188095 - 74206 Bad Wimpfen

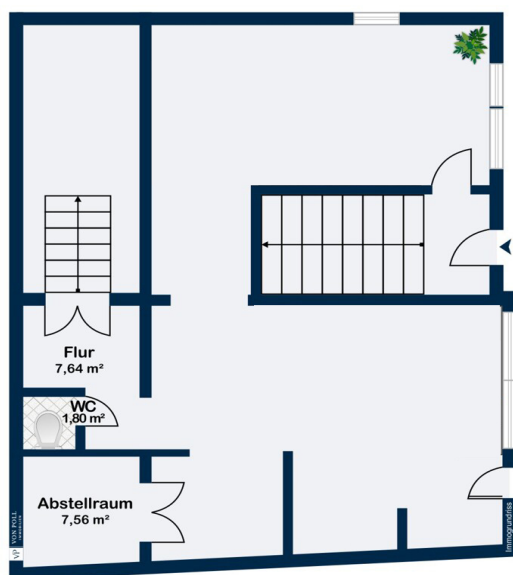
Floor plans

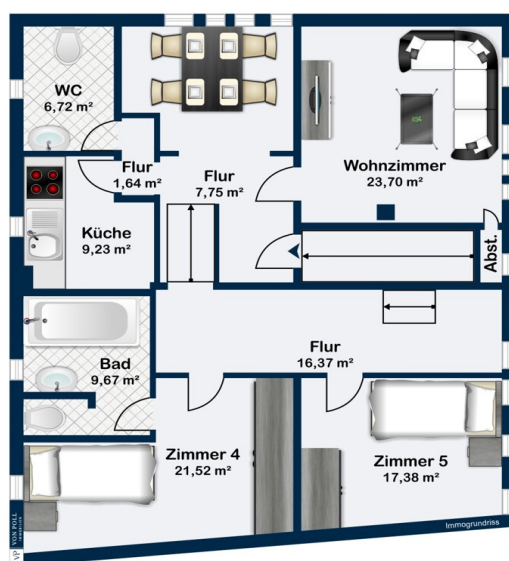


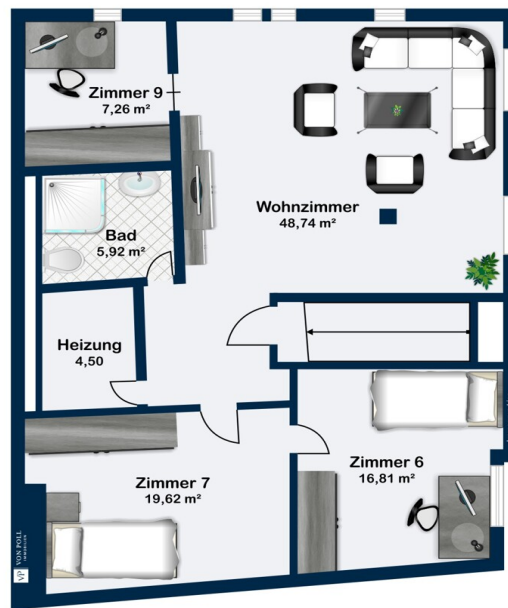












This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

Property ID: 25188095 - 74206 Bad Wimpfen

A first impression

Historic charm meets modern living comfort – a unique property with two detached houses, an idyllic courtyard, and a stunning garden. Nestled in the picturesque old town of Bad Wimpfen, this exceptional 18th-century estate awaits you – a place where history comes alive and modern living comfort is stylishly integrated. On approximately 375 m² of land, the best of both worlds is combined: Two separately accessible detached houses with approximately 140 m² and 321 m² of living space offer diverse possibilities – ideal for living, working, renting, or as a multi-generational residence. The gate of the front house leads into the enchanting courtyard – a place that immediately exudes a sense of well-being. To the right, you enter the charming front house; opposite is a small garage with an adjoining garden shed – perfect for use as a workshop or hobby room. Another advantage: The courtyard offers parking for a small car or motorcycle – a true rarity in the old town! A particular highlight is the landscaped garden with a large west-facing terrace (built in 2022). Here you can leave everyday life behind, soak up the sun, and relax in your private garden oasis – right in the heart of the historic old town, yet completely secluded. The front building (approx. 140 m² living space) impresses with its original charm and is ideally suited for rental (long-term or holiday guests) or for your own business. On the ground floor, you will find a spacious, light-filled room with a modern shower room and an additional area that is perfect as a small kitchen, office, or reception area. Upstairs, you will find three rooms, a kitchen, and a bright bathroom with a shower and bathtub. From here, you have access to the historic rampart walkway – a true highlight! The attic offers three further rooms and an additional shower room. The gas boiler (renewed in 2022), rustic wooden floors, lovingly preserved wooden doors, and charming casement windows create a harmonious blend of tradition and modernity. Main House (approx. 321 m² living space) The main house is a true marvel of space – with inspiring areas for creative ideas and generous living spaces for relaxation. The ground floor offers versatile rooms: A stylish room with modern tiles, a wood-burning stove, and a large window front overlooking the garden invites you to work, create, or unwind. The adjacent, characterful natural stone room with its historic floors, wooden beams, and rustic ambiance is ideal as an atelier, gallery, studio, or event space – a place with soul and atmosphere. The first floor forms the modern heart of the house: A fully equipped kitchen with an adjoining dining area, a spacious living room with a tiled stove, charming window elements, and a guest WC create a stylish yet cozy living environment. An open wooden staircase leads to the mezzanine level with two bedrooms and a spacious bathroom with double sinks, a bathtub, a shower, and a WC – ideal as a children's room, guest room, or office. On the top floor, you'll find another spacious living area with a wood-burning stove and exposed wooden beams, creating a warm and inviting

atmosphere. This level also includes two bedrooms, a shower room, and an additional smaller room, perfect for use as an office. A generous vaulted cellar in the basement provides further storage space. In short, this property has character – plenty of room for your dreams, nestled in the romantic old town of Bad Wimpfen. Whether as a family residence, a combined living and working space, or for rental purposes, this property offers countless opportunities to harmoniously blend history and modernity.

Property ID: 25188095 - 74206 Bad Wimpfen

Details of amenities

Vorderhaus (Kulturdenkmal gem. § 2 Denkmalschutzgesetz):

- ca. 140,50m² Wohnfläche
- 6x Zimmer
- 5x Schlafzimmer
- 3x Badezimmer
- 1x Küche, optional 2x Küche
- Wehrgang

Hinterhaus (Denkmalpflegerisch erhaltenswertes Gebäude):

- ca. 321,75 m² Wohnfläche
- 10,5x Zimmer
- 6x Schlafzimmer
- 2x Badezimmer
- 2x WC
- 1x Küche
- 3x Kaminofen (EG, OG, DG)
- Gewölbekeller
- Idyllischer Innenhof mit Garten und Terrasse
- Garage / Werkstatt / Geräteschuppen

Property ID: 25188095 - 74206 Bad Wimpfen

All about the location

Die Immobilie befindet sich in der schönen Altstadt von Bad Wimpfen, einer historischen Kurstadt am Neckar mit etwa 7.600 Einwohnern.

Die charmante Kleinstadt mit ihren mittelalterlichen Gassen, der gut erhaltenen Stadtmauer und Sehenswürdigkeiten, wie dem Blauen Turm oder der Kaiserpfalz verleihen dem Ort ein einzigartiges Flair. Der berühmte Weihnachtsmarkt ist weit über die Landesgrenzen hinaus bekannt.

Bad Wimpfen bietet eine ausgezeichnete Infrastruktur mit Einkaufsmöglichkeiten, Cafés, Restaurants, Apotheken sowie ärztlicher Versorgung in fußläufiger Entfernung. Auch Kindergärten, Schulen und Freizeitangebote wie das Solebad oder weitläufige Spazierwege am Neckar befinden sich in unmittelbarer Umgebung.

Die Verkehrsanbindung ist ideal: Über die B27 und die nahegelegene A6 erreicht man Heilbronn, Neckarsulm oder Mosbach in kurzer Zeit. Der Bahnhof Bad Wimpfen mit regelmäßigen Verbindungen in Richtung Heilbronn und Heidelberg, sowie die LIDL-Zentrale sind gut erreichbar.

Property ID: 25188095 - 74206 Bad Wimpfen

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