

Bretzfeld / Schwabbach – Bretzfeld

# Spacious detached house with granny flat in a quiet, family-friendly location

Property ID: 25188305



[www.von-poll.com](http://www.von-poll.com)

**PURCHASE PRICE: 555.000 EUR • LIVING SPACE: ca. 225 m<sup>2</sup> • ROOMS: 7.5 • LAND AREA: 980 m<sup>2</sup>**

Property ID: 25188305 - 74626 Bretzfeld / Schwabbach – Bretzfeld

- 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: 25188305 - 74626 Bretzfeld / Schwabbach – Bretzfeld

## At a glance

|                      |             |                               |                                                                            |
|----------------------|-------------|-------------------------------|----------------------------------------------------------------------------|
| Property ID          | 25188305    | Purchase Price                | 555.000 EUR                                                                |
| Living Space         | ca. 225 m²  | Commission                    | Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises  |
| Roof Type            | Gabled roof | Modernisation / Refurbishment | 2022                                                                       |
| Rooms                | 7.5         | Condition of property         | Well-maintained                                                            |
| Bedrooms             | 5           | Construction method           | Solid                                                                      |
| Bathrooms            | 3           | Equipment                     | Terrace, Guest WC, Sauna, Fireplace, Garden / shared use, Built-in kitchen |
| Year of construction | 1974        |                               |                                                                            |
| Type of parking      | 1 x Garage  |                               |                                                                            |

Property ID: 25188305 - 74626 Bretzfeld / Schwabbach – Bretzfeld

## Energy Data

|                                |                        |                                                      |                                |
|--------------------------------|------------------------|------------------------------------------------------|--------------------------------|
| Type of heating                | Central heating        | Energy Certificate                                   | Energy consumption certificate |
| Energy Source                  | Oil                    | Final energy consumption                             | 152.40 kWh/m²a                 |
| Energy certificate valid until | 09.04.2035             | Energy efficiency class                              | E                              |
| Power Source                   | Air-to-water heat pump | Year of construction according to energy certificate | 2005                           |



Property ID: 25188305 - 74626 Bretzfeld / Schwabbach – Bretzfeld

## The property





Property ID: 25188305 - 74626 Bretzfeld / Schwabbach – Bretzfeld

## The property





Property ID: 25188305 - 74626 Bretzfeld / Schwabbach – Bretzfeld

## The property





Property ID: 25188305 - 74626 Bretzfeld / Schwabbach – Bretzfeld

## The property





Property ID: 25188305 - 74626 Bretzfeld / Schwabbach – Bretzfeld

## The property





Property ID: 25188305 - 74626 Bretzfeld / Schwabbach – Bretzfeld

## The property





Property ID: 25188305 - 74626 Bretzfeld / Schwabbach – Bretzfeld

## The property



Property ID: 25188305 - 74626 Bretzfeld / Schwabbach – Bretzfeld

## The property





Property ID: 25188305 - 74626 Bretzfeld / Schwabbach – Bretzfeld

## The property



Property ID: 25188305 - 74626 Bretzfeld / Schwabbach – Bretzfeld

## The property





Property ID: 25188305 - 74626 Bretzfeld / Schwabbach – Bretzfeld

## The property



Property ID: 25188305 - 74626 Bretzfeld / Schwabbach – Bretzfeld

## The property



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](mailto:heilbronn@von-poll.com) | [www.von-poll.com/heilbronn](http://www.von-poll.com/heilbronn)



Property ID: 25188305 - 74626 Bretzfeld / Schwabbach – Bretzfeld

## 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: 25188305 - 74626 Bretzfeld / Schwabbach – Bretzfeld

## A first impression

This well-maintained detached house boasts a generous living area of approximately 225 m<sup>2</sup> and is situated on a spacious plot of approximately 980 m<sup>2</sup>. With a total of 7.5 rooms, including five bedrooms and three bathrooms with natural light, the house offers versatile living options for families and discerning couples who value comfort and flexibility. Thanks to its solid foundation, the property also offers scope for individual modernization wishes. The floor plan is clearly structured and thoughtfully designed. The ground floor welcomes residents and guests with an inviting entrance area including a cloakroom and a guest WC to the left. From here, you enter the spacious living and dining area, which is complemented by a wood-burning stove – a guarantee for a cozy atmosphere, especially during the autumn and winter months. Also located on this level are two bedrooms, which can be used as master bedrooms, children's bedrooms, or offices. Not to be forgotten are the kitchen with an adjoining pantry and a bathroom with natural light – all on one level. The potential master bedroom is equipped with a sauna and features a large, covered southwest-facing terrace. From the living and dining area, you can access the main covered terrace and the lush, natural garden – an ideal retreat from the stresses of everyday life. The upper floor boasts a small, west-facing conservatory that floods the loggia with natural light, making it perfect as a workspace or creative area. This level also includes another bedroom and a full bathroom with natural light. The partially renovated, self-contained apartment is accessible via a separate entrance to the house and garden, offering flexible usage options, such as for adult children, guests, or as an additional income stream through rental. Here, too, there is the opportunity to incorporate your own design or modernization ideas. Also located on the lower level are a practical cellar, a separate utility room, and a hobby/ironing room. Your vehicles are also taken care of: a double garage with an electric door is available. This entrance provides direct access to both the garden and the basement (cellar and separate apartment). This detached house with a separate apartment combines spaciousness and functionality with a well-maintained structure and offers numerous opportunities for privacy and personal expression. With a little attention to detail, the full potential of this property can be realized. We invite you to arrange a viewing appointment and see for yourself the many advantages of this house.

Property ID: 25188305 - 74626 Bretzfeld / Schwabbach – Bretzfeld

## Details of amenities

- Einliegerwohnung (teils saniert) mit separatem Haus- und /Gartenzugang
- Wintergarten (OG) in West-Ausrichtung
- Terrasse mit großem Garten in Süd-West-Ausrichtung + Terrasse Elternschlafzimmer
- Drei Tageslicht Badezimmer + separates Gäste-WC
- Kellerraum mit separatem Hauswirtschaftsraum und Bügelzimmer
- Kaminofen im Wohnzimmer
- Sauna im Elternschlafzimmer
- Luft-Wärme-Pumpe (für Warmwasser)
- Doppelgarage mit elektrischem Tor
- Schuppen



Property ID: 25188305 - 74626 Bretzfeld / Schwabbach – Bretzfeld

## All about the location

Bretzfeld besticht als charmante Gemeinde im ländlichen Baden-Württemberg durch ihre ausgewogene Bevölkerungsstruktur und eine stabile, wachsende Gemeinschaft von rund 12.645 Einwohnern. Die hervorragende Infrastruktur mit direkter Anbindung an die A6 sowie regionale Bahn- und Busverbindungen schafft eine ideale Verbindung zu den nahegelegenen Wirtschaftszentren Heilbronn und Stuttgart. Diese Kombination aus ländlichem Flair und urbaner Erreichbarkeit macht Bretzfeld zu einem begehrten Wohnort mit hoher Lebensqualität, der besonders Familien ein sicheres und zukunftsorientiertes Umfeld bietet.

Der Ortsteil Bretzfeld-Schwabbach selbst präsentiert sich als ruhige, familienfreundliche Wohnlage mit einer angenehmen suburbanen Atmosphäre. Die niedrige Bevölkerungsdichte sorgt für viel Raum zur Entfaltung und eine harmonische Nachbarschaft, die von Gemeinschaftssinn geprägt ist. Hier finden Familien ein behagliches Zuhause, eingebettet in eine Umgebung, die Sicherheit und Geborgenheit vermittelt und zugleich durch die Nähe zu etablierten Unternehmen wie der Bertrandt AG wirtschaftliche Stabilität garantiert.

Property ID: 25188305 - 74626 Bretzfeld / Schwabbach – Bretzfeld

## Other information

Es liegt ein Energieverbrauchsausweis vor.

Dieser ist gültig bis 9.4.2035.

Endenergieverbrauch beträgt 152.40 kwh/(m<sup>2</sup>\*a).

Wesentlicher Energieträger der Heizung ist Öl.

Das Baujahr des Objekts lt. Energieausweis ist 2005.

Die Energieeffizienzklasse ist E.

Property ID: 25188305 - 74626 Bretzfeld / Schwabbach – Bretzfeld

## 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](mailto:heilbronn@von-poll.com)

*To the Disclaimer of von Poll Immobilien GmbH*

---

[www.von-poll.com](http://www.von-poll.com)