

Scharbeutz

Modern semi-detached house with reduced commission, balcony, conservatory & double carport

Property ID: 25169020_1



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PURCHASE PRICE: 650.000 EUR • LIVING SPACE: ca. 152 m² • ROOMS: 6 • LAND AREA: 451 m²

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At a glance

Property ID	25169020_1
Living Space	ca. 152 m²
Roof Type	Gabled roof
Rooms	6
Bathrooms	2
Year of construction	2001
Type of parking	1 x Car port

Purchase Price	650.000 EUR
Commission	Käuferprovision beträgt 11.900 € (inkl. MwSt.)
Condition of property	Well-maintained
Construction method	Solid
Equipment	Terrace, Built-in kitchen, Balcony

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Energy Data

Type of heating	Central heating	Energy Certificate	Energy consumption certificate
Energy Source	Remote	Final energy consumption	64.43 kWh/m²a
Energy certificate valid until	30.08.2033	Energy efficiency class	B
Power Source	District heating	Year of construction according to energy certificate	2001

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A first impression

This well-maintained semi-detached house, built in 2001, offers a generous living area of approximately 152 m² and is situated on a plot of approximately 451 m². Thanks to district heating, the property is energy-efficient and located in a quiet cul-de-sac close to the forest and the beach. The property's practical layout into two units allows for flexible use. This arrangement is particularly attractive for families seeking a multi-generational living space or planning a separate guest apartment. However, holiday rentals are not permitted in this area. The house has a total of six rooms spread over two levels, attractively finished with light-colored tiles and durable laminate flooring. The versatile layout offers ample opportunities for individual design and use. Both living units are equipped with a kitchen, making cooking and meal preparation considerably easier. Two bathrooms further enhance the functionality of this semi-detached house. Not only do the interiors impress with their spaciousness and comfort, but a conservatory and a balcony offer additional outdoor living spaces, extending the home into a year-round haven close to nature. Accessible from both the kitchen and living room, the conservatory provides a pleasant retreat even on cooler days. The property features a combination of PVC and wooden windows, ensuring good ventilation and natural light while also offering an attractive visual appeal. An efficient central heating system provides a comfortable indoor climate. A double carport with additional storage space offers ample room for two vehicles, as well as further storage for garden tools or bicycles. The manageable garden requires minimal maintenance, yet still provides enough space for relaxing outdoors and personal landscaping ideas. This property is ideal for buyers who value a well-maintained, move-in ready semi-detached house that impresses with its flexible layout and excellent features. The location offers convenient access to nearby town centers and transportation infrastructure, easily meeting daily needs and ensuring mobility. This property is ideal for families seeking a harmonious environment, as well as for couples needing space for individual interests, such as a home office or an additional hobby room. A viewing appointment is highly recommended to experience the versatility and condition of this property firsthand – we look forward to your call to arrange a personal appointment!

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Details of amenities

- * Baujahr 2001
- * 6 Zimmer auf ca. 152 m² Wohnfläche (3 Zimmer je Einheit)
- * ca. 451 m² Grundstück (Eigenland)
- * Aufteilung in 2 Einheiten aktuell
- * 2 Küchen, 2 Bäder
- * Fliesen & Laminat als Bodenbelag
- * Kunststoff- und Holzfenster
- * Wintergarten
- * Balkon bei der oberen Einheit
- * kein Keller
- * Doppelcarport mit Stauraum
- * Beheizung über Fernwärme
- * ruhige Sackgassenlage
- * viele Nutzungsmöglichkeiten dank der Aufteilung in 2 Einheiten
- * Ferienvermietung ist in diesem Gebiet untersagt

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All about the location

Die Immobilie befindet sich bevorzugter Wohngegend von Scharbeutz, in ruhiger Sackgassenlage. Die Ostsee und der wunderschöne Strand sind fußläufig ca. 8 Minuten vom Objekt entfernt. Diverse Einkaufsmöglichkeiten und Gastronomien, Schulen, Kindergärten, Ärzte und Apotheken sowie Banken befinden sich in unmittelbarer Nähe.

Scharbeutz ist ein pulsierender Ort und beliebtes Urlaubsdomizil: exklusive Geschäfte, die Strandpromenade und die Seebrücke sorgen ebenso für Urlaubsfeeling, wie eine Vielzahl von exquisiten Restaurants und Cafés.

Lübeck und Hamburg sind sowohl mit dem Auto als auch mit der Bahn problemlos erreichbar: Lübeck erreichen Sie in ca. 20 Autominuten, Hamburg in ca. 50 Autominuten.

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Other information

Es liegt ein Energieverbrauchsausweis vor.

Dieser ist gültig bis 30.8.2033.

Endenergieverbrauch beträgt 64.43 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Fernwärme.

Das Baujahr des Objekts lt. Energieausweis ist 2001.

Die Energieeffizienzklasse ist B.

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Contact partner

For further information, please contact your contact person:

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