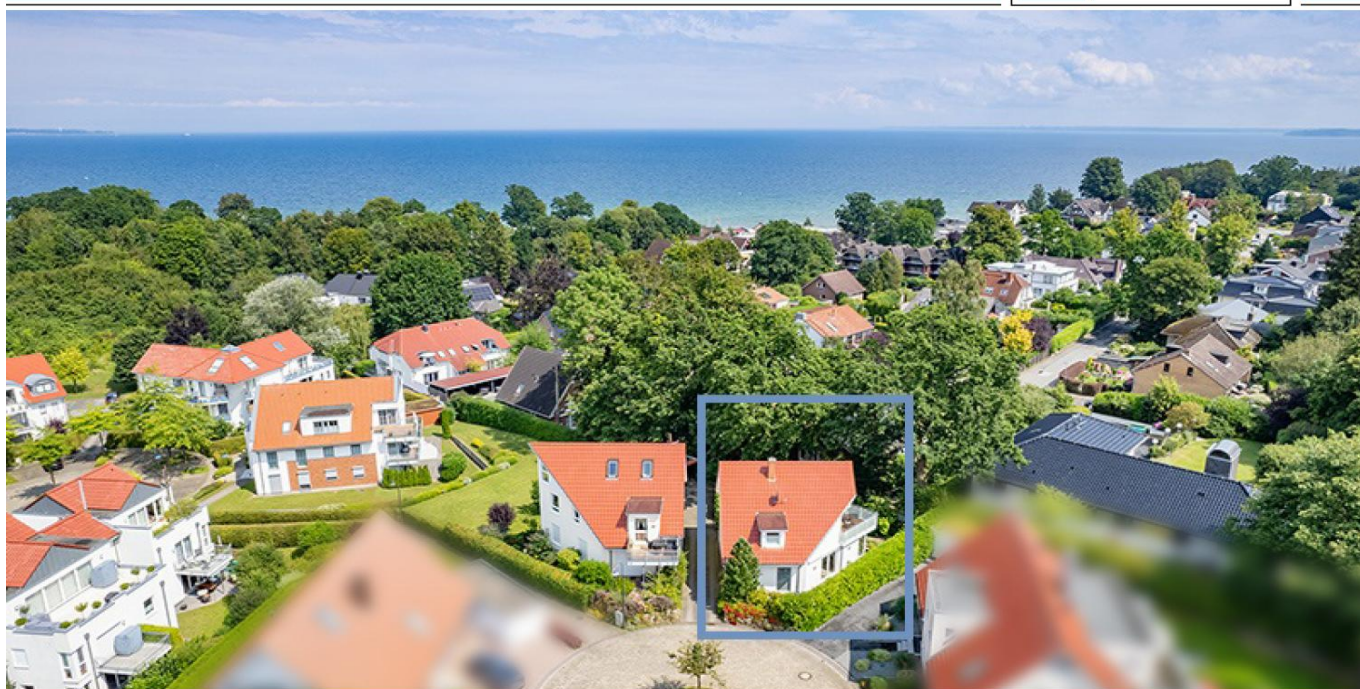


Scharbeutz

The Baltic Sea is your neighbor! Dream house with fireplace, roof terrace & double carport

Property ID: 25169026_1



www.von-poll.com

PURCHASE PRICE: 825.000 EUR • LIVING SPACE: ca. 138 m² • ROOMS: 4 • LAND AREA: 393 m²

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At a glance

Property ID	25169026_1	Purchase Price	825.000 EUR
Living Space	ca. 138 m²	House	Single-family house / Detached house
Roof Type	Gabled roof	Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Rooms	4	Modernisation / Refurbishment	2020
Bedrooms	3	Condition of property	Well-maintained
Bathrooms	2	Construction method	Solid
Year of construction	2007	Equipment	Terrace, Guest WC, Fireplace, Built-in kitchen, Balcony
Type of parking	2 x Car port		

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Energy Data

Type of heating	District heating	Energy Certificate	Energy consumption certificate
Energy Source	Remote	Final energy consumption	79.25 kWh/m²a
Energy certificate valid until	10.07.2034	Energy efficiency class	C
Power Source	District heating	Year of construction according to energy certificate	2007

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The property



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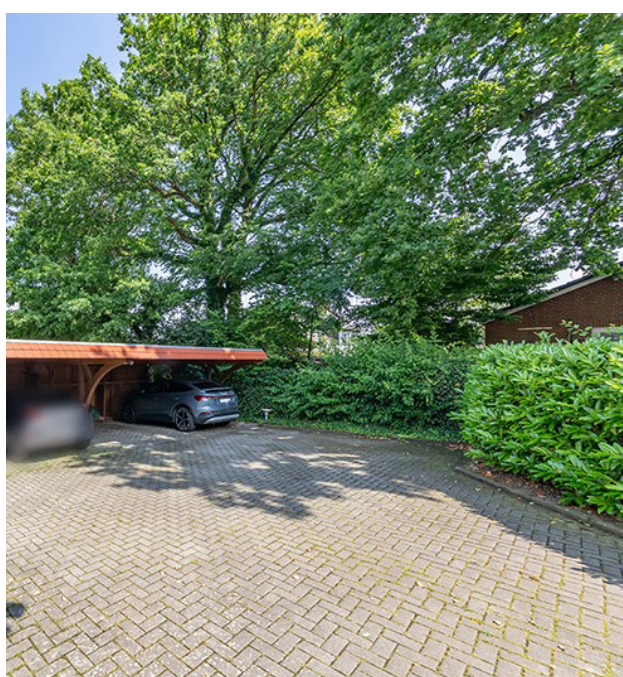
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The property



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The property



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A first impression

Beach life or sophisticated living? Here you'll find both! Built in 2007, this house offers approximately 138 m² of living space and sits on a plot of approximately 393 m². The property boasts high-quality finishes and impresses with its attractive architecture and well-designed layout. The house features a total of four rooms, including three bedrooms and two bathrooms. A highlight is the master bedroom with a roof terrace, offering partial sea views in winter; the same is true for one of the children's bedrooms. Upon entering the property, you'll find yourself in the hallway, from which all the ground floor rooms are accessed. In the living room, a working fireplace creates a cozy atmosphere, while pleated blinds ensure ample privacy. The spacious living and dining area invites you to spend quality time with family and friends. The integrated, open-plan kitchen connects you to the heart of the home, making cooking a truly enjoyable experience. The ground floor also features a shower room for guests or as an alternative bathroom, and a utility room with additional kitchen furniture and connections for a washing machine and dryer. An open wooden staircase leads to the upper floor. Here you will find two rooms that can optionally be used as children's bedrooms or offices, as well as the master bedroom with direct access to the roof terrace, which offers a view of the Baltic Sea in autumn and winter. One of the children's bedrooms also offers a partial sea view in winter. The current owners have partially separated this area by adding a wall, allowing the children to use the bathroom undisturbed without having to enter the master bedroom. Originally, the bathroom was only accessible through the master bedroom (ideally the parents' suite). The attic offers space for all sorts of practical items, seasonal decorations, or sports equipment. There is also potential for conversion into additional living space. The garden boasts a beautiful wraparound terrace, fruit trees, and is very well maintained. The property includes a double carport and a separate cellar. Underfloor heating in the living room and both bathrooms ensures a comfortable warmth even on cold days. This is a move-in ready property with ample space for a family or as a beautiful second home for your own holidays. Its proximity to the beach offers a high level of convenience – daily walks on the beach after a long day at work are easily possible – you are only about 600 meters away from a refreshing sea breeze. The property is part of a small condominium association (WEG), consisting of this house and a two-family house. Therefore, the total plot of 786 square meters is divided between the two houses. The two houses are largely separate in economic and structural terms (maintenance, alterations, etc.). The costs are very transparent: the monthly service charge is currently €573.16 (including district heating, hot and cold water, insurance, garbage collection, common area electricity, management fees, etc.). In addition, there is a monthly reserve fund contribution of €31.63. Electricity is billed separately. The actual operating costs in 2024 for a year-round household of 3-4 people amounted to €489 per month, plus contributions to reserves. Electricity is billed separately. Intrigued? Then we look forward to your call to arrange a viewing appointment so you can



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REAL ESTATE

see this outstanding property for yourself!

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Details of amenities

- * Baujahr 2007
 - * 4 Zimmer
 - * ca. 138 m² Wohnfläche
 - * 393 m² Grundstück
 - * Schlafzimmer mit Dachterrasse
 - * teilw. Meerblick von der Dachterrasse & einem der Kinderzimmer im Winter
 - * funktionsfähiger Kamin im Wohnzimmer
 - * 3 große, elektrische Markisen
 - * Fußbodenbegleitheizung im Wohnzimmer & beiden Bädern
 - * Obstbäume
 - * Gartenhaus mit Platz für Fahrräder
 - * 2 Carportstellplätze
- Erneuerungen durch den jetzigen Eigentümer seit 2020 fortlaufend:
- * Malerarbeiten im Innenbereich
 - * E-Geräte innerhalb der Küche teilw. erneuert
 - * Wände im Bereich Schlafzimmer - Bad im Obergeschoss gezogen
 - * maßgefertigte Einbauschränke wurden verbaut
 - * Dachfenster im Obergeschoss (dreifach verglast)
 - * Installation eines LAN Systems (Devolo über Stromkreislauf)

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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 10.7.2034.

Endenergieverbrauch beträgt 79.25 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Fernwärme.

Das Baujahr des Objekts lt. Energieausweis ist 2007.

Die Energieeffizienzklasse ist C.

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Contact partner

For further information, please contact your contact person:

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