

Ratekau / Ovendorf – Ratekau

Village idyll & the Baltic Sea within easy reach - a house for a large family

Property ID: 25169017_2



www.von-poll.com

PURCHASE PRICE: 499.000 EUR • LIVING SPACE: ca. 178 m² • ROOMS: 5 • LAND AREA: 1.487 m²

Property ID: 25169017_2 - 23626 Ratekau / Owendorf – Ratekau

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

Property ID: 25169017_2 - 23626 Ratekau / Owendorf – Ratekau

At a glance

Property ID	25169017_2
Living Space	ca. 178 m²
Roof Type	Gabled roof
Rooms	5
Bedrooms	4
Bathrooms	2
Year of construction	1977
Type of parking	3 x Outdoor parking space, 3 x Garage

Purchase Price	499.000 EUR
Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Condition of property	Well-maintained
Construction method	Solid
Equipment	Guest WC, Built-in kitchen

Property ID: 25169017_2 - 23626 Ratekau / Ovendorf – Ratekau

Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy consumption certificate
Energy Source	Electricity	Final energy consumption	47.07 kWh/m²a
Energy certificate valid until	21.04.2035	Energy efficiency class	A
Power Source	Air-to-water heat pump	Year of construction according to energy certificate	1977

Property ID: 25169017_2 - 23626 Ratekau / Ovendorf – Ratekau

The property



Property ID: 25169017_2 - 23626 Ratekau / Owendorf – Ratekau

The property



Property ID: 25169017_2 - 23626 Ratekau / Owendorf – Ratekau

The property



Property ID: 25169017_2 - 23626 Ratekau / Owendorf – Ratekau

The property



Property ID: 25169017_2 - 23626 Ratekau / Owendorf – Ratekau

The property



Property ID: 25169017_2 - 23626 Ratekau / Owendorf – Ratekau

The property



Property ID: 25169017_2 - 23626 Ratekau / Owendorf – Ratekau

The property



Property ID: 25169017_2 - 23626 Ratekau / Owendorf – Ratekau

The property



Property ID: 25169017_2 - 23626 Ratekau / Ovendorf – Ratekau

A first impression

For sale is a well-maintained detached house, built in 1977, situated on a spacious plot of approximately 1487 m². With a total living area of around 178 m², this house offers ample space for a family. It features a total of 5 rooms, including 4 bedrooms and two fully equipped bathrooms. Upon entering the house, you find yourself in the hallway, from which the staircase to the upper floor is located to the left. To the right is the guest WC with shower, and directly opposite the front door is the kitchen. A little further to the right is the large dining and living area with an adjoining conservatory, which provides a wonderful extension of the living space in all seasons. Finally, on this level there is another room, currently used as a bedroom, which could also serve as an office or guest room. The solid staircase leads comfortably to the upper floor, where there are a total of 3 bedrooms, ideally a large master bedroom and 2 further children's bedrooms. A bathroom, renovated in 2003, completes the living space. Previously, the larger room on this level was used as a living room, making the house suitable for two-family use, for example, by a family with teenagers or grandparents. The ground floor entrance allows for separation, so each party would have their own private space. In the basement, you can access three rooms plus the boiler room via the hallway. Various uses are possible here – the basement itself is in good, dry condition, so theoretically, a large home office (also due to the existing fiber optic connection in the house) or a spacious guest area could be established. The house is heated by an efficient Vaillant heat pump from 2016, ensuring a comfortable living environment. The room layout is optimally designed to guarantee both comfort and practicality. The upper floor was modernized in 2003, including a bathroom renovation that same year. Extensive investments and modernizations have been carried out since 1998 – from cleaning and coating the roof, insulating the roof walls, renovating the kitchen and bathroom, to partially updating the electrical system. Much has been done, yet the house still offers the opportunity to add your own personal touch and settle down with your family for many happy years in a peaceful and supportive neighborhood. The property also features a new solid wood front door and electric exterior roller shutters. A drainage system installed around the house in 1998 reliably protects the building from moisture. Outside, you'll find fruit trees such as apple, cherry, and plum, which pleasantly enhance the landscape. The property borders a field, creating an open and tranquil environment with pleasant views. Three garages are available for vehicles: two for cars and one for additional storage. Overall, this property is in excellent condition and offers a comfortable living atmosphere thanks to its high-quality features and the modernizations carried out. Feel free to arrange a viewing appointment to see this attractive offer for yourself.

Property ID: 25169017_2 - 23626 Ratekau / Ovendorf – Ratekau

Details of amenities

- * Baujahr 1977
- * 5 Zimmer
- * 178 m² Wohnfläche
- * 1487 m² Grundstück (Eigenland)
- * Glasfaseranschluss im Haus - ideal für Home Office & Streaming
- * Drainage aus 1998 rund ums Haus
- * Dach gereinigt und versiegelt in 2000
- * Bad im Obergeschoss - 2003 erneuert
- * Elektrik anteilig erneuert (2003)
- * Wintergarten aus 2003 mit Beschattung innen und außen
- * Einbauküche aus 2005
- * eingespritzte Dämmung in den Seitenwänden des Daches (2010)
- * Wärmepumpe von Viessmann aus 2016
- * neue Dachpappe der Garagen in 2023
- * Kellerfenster alle erneuert
- * kein Kamin
- * 2 Stromkreisläufe (Haus + Heizung)
- * 2-fach verglaste Fenster (weiß, Kunststoff), zwei Elemente aus Alu
- * neue Massivholztür
- * Außenrollläden elektrisch
- * 3 Garagen - 2 für PKW und 1 als Abstellmöglichkeit
- * Obstbäume - Apfel, Kirsche, Pflaume
- * Feldrandlage nach hinten raus
- * ruhige Lage
- * nette, hilfsbereite Dorfgemeinschaft

Property ID: 25169017_2 - 23626 Ratekau / Ovendorf – Ratekau

All about the location

Ovendorf ist eine ruhige und idyllische Gemeinde von Ratekau in Schleswig-Holstein, die sich in der Nähe der Stadt Lübeck sowie dem Ostseebad Travemünde befindet. Die Lage ist geprägt von einer ländlichen Umgebung, die von Wiesen, Feldern und Wäldern umgeben ist, was Ovendorf zu einem idealen Ort für Naturliebhaber und Ruhesuchende macht.

Die Anbindung an die umliegenden Städte ist gut, sodass man sowohl die Vorteile des ländlichen Lebens als auch die Erreichbarkeit urbaner Annehmlichkeiten genießen kann. Lübeck & Travemünde, beides nur wenige Kilometer entfernt, bieten eine Vielzahl von Einkaufsmöglichkeiten, Restaurants und Freizeitangeboten.

In Ovendorf selbst findet man eine freundliche Gemeinschaft und eine entspannte Atmosphäre. Die Umgebung lädt zu Aktivitäten im Freien ein, wie Radfahren und Wandern und bietet zahlreiche Möglichkeiten, die Natur zu genießen. Insgesamt ist Ovendorf ein charmantes Dorf, das eine harmonische Balance zwischen ländlichem Leben und der Nähe zu städtischen Einrichtungen bietet. Der benachbarte "Erdbeerhof" in Warnsdorf, der Hanse-Park in Sierksdorf und die Ostseebäder Timmendorfer Strand & Scharbeutz laden zu einem Besuch zu jeder Jahreszeit ein und sind mit dem Auto oder mit dem Rad schnell erreicht.

Property ID: 25169017_2 - 23626 Ratekau / Owendorf – Ratekau

Other information

Es liegt ein Energieverbrauchsausweis vor.

Dieser ist gültig bis 21.4.2035.

Endenergieverbrauch beträgt 47.07 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Strom.

Das Baujahr des Objekts lt. Energieausweis ist 1977.

Die Energieeffizienzklasse ist A.

Property ID: 25169017_2 - 23626 Ratekau / Owendorf – Ratekau

Contact partner

For further information, please contact your contact person:

Thorsten Claus

Lübecker Straße 1, 23611 Bad Schwartau

Tel.: +49 451 - 88 18 322 0

E-Mail: bad.schwartau@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com