

Heiden

Luxury in the heart of nature - dream properties - not just for horse lovers

Property ID: 25055080



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PURCHASE PRICE: 2.150.000 EUR • LIVING SPACE: ca. 303,08 m² • ROOMS: 7 • LAND AREA: 3.838 m²

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At a glance

Property ID	25055080
Living Space	ca. 303,08 m ²
Rooms	7
Bedrooms	5
Bathrooms	5
Year of construction	1929
Type of parking	4 x Car port, 3 x Garage

Purchase Price	2.150.000 EUR
Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Modernisation / Refurbishment	2018
Condition of property	Renovated
Usable Space	ca. 64 m ²
Equipment	Terrace, Guest WC, Balcony

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Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy Source	Geothermal energy	Final Energy Demand	31.30 kWh/m²a
Energy certificate valid until	02.05.2033	Energy efficiency class	A
Power Source	Geo Thermal	Year of construction according to energy certificate	2011

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The property



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The property



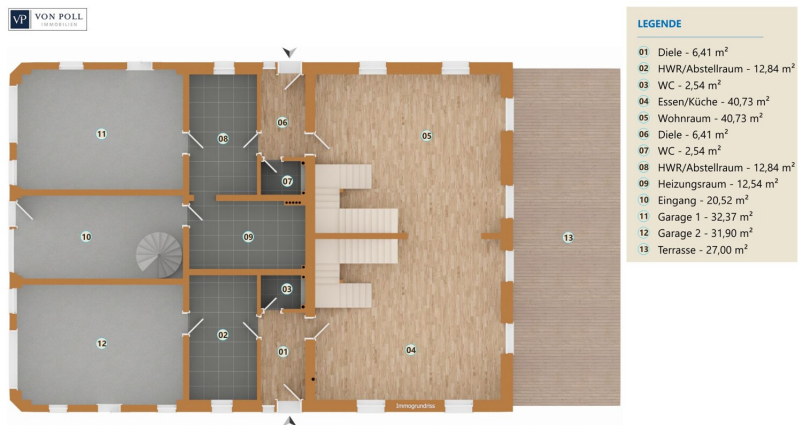
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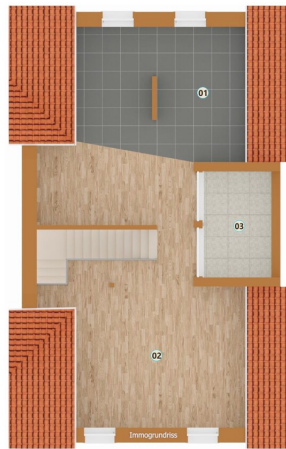
The property



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Floor plans





LEGENDE

- 01 Badezimmer - 20,46 m²
- 02 Masterbedroom - 44,34 m²
- 03 Dachterasse - 3,95 m²

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.

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A first impression

Welcome to an estate that offers an exceptional lifestyle, not just for families. Here, spaciousness, exclusivity, and natural beauty merge to create a unique retreat – designed for those seeking more than just a house. The expansive garden provides ample space for unforgettable memories, celebrations with loved ones, and relaxing evenings around a crackling campfire. The well-maintained outbuilding offers not only space but also extraordinary possibilities: for creative ideas, crafts, events – or as an inspiring space for new visions. Thanks to its structure, it can also be ideally converted into a private stable. Keeping hobby animals is also easily possible here. Particularly interesting for horse lovers. With manageable effort, the outbuilding can be transformed into a tailor-made home for your four-legged friends. Realize your dream of owning your own stable. An attractive addition is the option of shared use of the neighboring stable and riding facilities. Short distances, maximum comfort, and perfect integration into everyday life. A rare opportunity to stylishly combine living and animal husbandry. Furthermore, the existing expansion reserve of approximately 180 m², already planned by the architect and approved by the authorities, offers a variety of options: a stylish retreat for grandparents (elevator possible), a modern apartment for au pairs, or additional guest space. This allows for multigenerational living at the highest level. Commercial use is also conceivable, making it easy to combine living and working. This property combines a sense of security with a luxurious living environment – a place to slow down and simultaneously realize new visions. For those who value freedom, authenticity, and stylish living, this is a home where special moments grow and endure. Feel the freedom, experience the luxury – discover this exceptional property during a private viewing and secure your personal appointment.

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Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 2.5.2033.

Endenergiebedarf beträgt 31.30 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Erdwärme.

Das Baujahr des Objekts lt. Energieausweis ist 2011.

Die Energieeffizienzklasse ist A.

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Contact partner

For further information, please contact your contact person:

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