

Berlin / Rahnsdorf

## Exclusive HUF HAUS - Timeless half-timbered architecture with generous glass fronts in an idyllic location

*Property ID: 24068040*



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**PURCHASE PRICE: 1.090.000 EUR • LIVING SPACE: ca. 155 m<sup>2</sup> • ROOMS: 4 • LAND AREA: 1.138 m<sup>2</sup>**

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## At a glance

|                      |                                       |
|----------------------|---------------------------------------|
| Property ID          | 24068040                              |
| Living Space         | ca. 155 m²                            |
| Roof Type            | Gabled roof                           |
| Rooms                | 4                                     |
| Bedrooms             | 3                                     |
| Bathrooms            | 2                                     |
| Year of construction | 2003                                  |
| Type of parking      | 1 x Outdoor parking space, 1 x Garage |

|                               |                                                                              |
|-------------------------------|------------------------------------------------------------------------------|
| Purchase Price                | 1.090.000 EUR                                                                |
| Commission                    | Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price     |
| Modernisation / Refurbishment | 2015                                                                         |
| Condition of property         | Well-maintained                                                              |
| Construction method           | Timber frame                                                                 |
| Usable Space                  | ca. 105 m²                                                                   |
| Equipment                     | Terrace, Guest WC, Fireplace, Garden / shared use, Built-in kitchen, Balcony |

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## Energy Data

|                                |                    |
|--------------------------------|--------------------|
| Type of heating                | Underfloor heating |
| Energy Source                  | Gas                |
| Energy certificate valid until | 04.09.2034         |
| Power Source                   | Gas                |

|                                                      |                                |
|------------------------------------------------------|--------------------------------|
| Energy Certificate                                   | Energy consumption certificate |
| Final energy consumption                             | 122.40 kWh/m²a                 |
| Energy efficiency class                              | D                              |
| Year of construction according to energy certificate | 2003                           |

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Finanzierung berechnen



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## A first impression

This property on offer here is a HUF HAUS, an impressive post-and-beam structure that impresses with its characteristic timber and glass construction. This modern timber frame construction impresses with its large glass surfaces, which not only provide a bright and friendly atmosphere, but also create a close connection to the surrounding nature. A spacious hallway leads to the bright first floor of the property. The spacious dining and living area with access to two generous terraces forms the heart of this floor. A wood-burning stove from 2005 provides a cozy warmth on cool evenings and underlines the living comfort. Adjacent is a modern branded fitted kitchen that leaves nothing to be desired. A study or guest room and a shower room complete the first floor. An open gallery awaits us on the upper floor and invites us to linger. Two spacious rooms offer space for rest and relaxation. Particularly noteworthy are the two balconies, which offer you a variety of opportunities to enjoy the sun or relax outdoors. A stylishly designed bathroom, which perfectly combines functionality and design and is accessible from two sides, completes this floor perfectly. The spacious full basement is partially heated and offers additional storage space as well as versatile usage options. The house is also technically state of the art. A modern condensing boiler from 2020 ensures efficient heating performance. Electric shutters on the first floor offer additional comfort and security. The property has a solid garage with an electric door, which offers plenty of space for your vehicle, and there is also a separate parking space. The entrance to the property is secured by an electric gate, which harmoniously rounds off the overall appearance of the property. The spacious garden with mature trees offers plenty of space for relaxation and leisure activities. Both a well and a rainwater cistern are available for cost-saving irrigation and ensure a sustainable water supply. This HUF HAUS combines stylish architecture with modern technology and high-quality fittings. It offers a unique quality of living in a sought-after location, ideal for people who are looking for something special.

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## Details of amenities

- HUF HAUS, timber-frame construction, timber-glass buildings
- Modern timber frame construction with large glass surfaces
- 4 rooms and gallery
- Ground floor with spacious living/dining area
- open, modern branded fitted kitchen
- two bathrooms
- wood-burning stove from 2005
- two balconies
- two large terraces
- Full cellar, partially heated
- modern condensing boiler from 2020
- electric shutters on the ground floor
- Solid garage with electric door
- Separate parking space
- Electric entrance gate
- Large garden with mature trees
- Well for garden irrigation
- rainwater cistern

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## All about the location

Geography: Rahnsdorf is the easternmost district of Berlin and is made up of the districts of Hessenwinkel, Wilhelmshagen, Neu-Venedig and Rahnsdorf. Rahnsdorf is home to several small villa colonies and idyllic detached house estates. Tourists visit Rahnsdorf mainly because of the Müggelsee lake. Rahnsdorf currently has a population of around 9,856. Location / traffic: The district has two train stations on the Berlin-Frankfurt/Oder and Berlin-Potsdam lines, one in Rahnsdorf and the other in Wilhelmshagen. Both are served by the S3 line of the Berlin S-Bahn. From the Rahnsdorf S-Bahn station there is a historic streetcar connection to Woltersdorf. The BVG streetcar line 61 runs from Rahnsdorf/Waldschänke station via Friedrichshagen and Köpenick to the science city of Adlershof. The BVG bus line 161 currently runs every 20 minutes during the day and connects the two S-Bahn stations as well as the final stop of streetcar line 61 with the district. It also offers a connection to Erkner and Schöneiche. At night, the N61 line serves the district and connects the three S-Bahn stations Wilhelmshagen, Rahnsdorf and Friedrichshagen. The F23 ferry line runs on the Müggelspre, which has been operated by the Weiße Flotte Stralsund on behalf of BVG since 2014 and is powered by solar energy. In addition, the F24 is one of three manually operated ferries in Germany that runs between Rahnsdorf/Kruggasse and Müggelheim/Spreewiesen at weekends and on public holidays. The center of Berlin can be reached by car in approx. 45 minutes and the A10, which provides connections in all directions, can be reached in approx. 10 minutes. The capital's airport BER is only approx. 27 km away and can be reached by car in approx. 40 minutes via the A10. Infrastructure: Schools in Rahnsdorf: 1 elementary school, grammar schools in Erkner or Friedrichshagen Daycare centers: 9 Shopping: 5 supermarkets, 2 bakeries, 1 petrol station Leisure / sport / nature: Rahnsdorf has many regional highlights to offer with its proximity to Müggelsee (including lidos, waterside restaurants and a wide range of water sports), its old fishing village, the idyllic canals of Neu-Venedig and Dämeritzsee. In addition, the European Cycle Route R1 runs directly through Hessenwinkel and covers over 4,500 km as a long-distance cycle route from London to Helsinki.

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## Other information

Es liegt ein Energieverbrauchsausweis vor. Dieser ist gültig bis 4.9.2034. Endenergieverbrauch beträgt 122.40 kwh/(m<sup>2</sup>\*a). Wesentlicher Energieträger der Heizung ist Gas. Das Baujahr des Objekts lt. Energieausweis ist 2003. Die Energieeffizienzklasse ist D. MONEY LAUNDERING: As a real estate brokerage company, von Poll Immobilien GmbH is obliged under § 2 para. 1 no. 14 and § 11 para. 1, 2 of the Money Laundering Act (GwG) to establish and verify the identity of the contractual partner when establishing a business relationship, or as soon as there is a serious interest in the execution of the real estate purchase contract. For this purpose, it is necessary for us to record the relevant data of your identity card (if you are acting as a natural person) in accordance with § 11 Para. 4 GwG - for example by means of a copy. In the case of a legal entity, we require a copy of the extract from the commercial register showing the beneficial owner. The Money Laundering Act stipulates that the broker must keep the copies or documents for five years. As our contractual partner, you also have a duty to cooperate in accordance with Section 11 (6) GwG. LIABILITY: We would like to point out that the property information, documents, plans etc. passed on by us originate from the seller or landlord. We therefore accept no liability for the accuracy or completeness of the information. It is therefore the responsibility of our customers to check the correctness of the property information and details contained therein. All real estate offers are non-binding and subject to errors, prior sale and rental or other interim utilization. OUR SERVICE FOR YOU AS THE OWNER: If you are planning to sell or let your property, it is important for you to know its market value. Have the current value of your property professionally assessed by one of our real estate specialists free of charge and without obligation. Our nationwide and international network enables us to bring sellers or landlords and interested parties together in the best possible way.

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## Contact partner

For further information, please contact your contact person:

Ariane & Andreas Gräfenstein

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