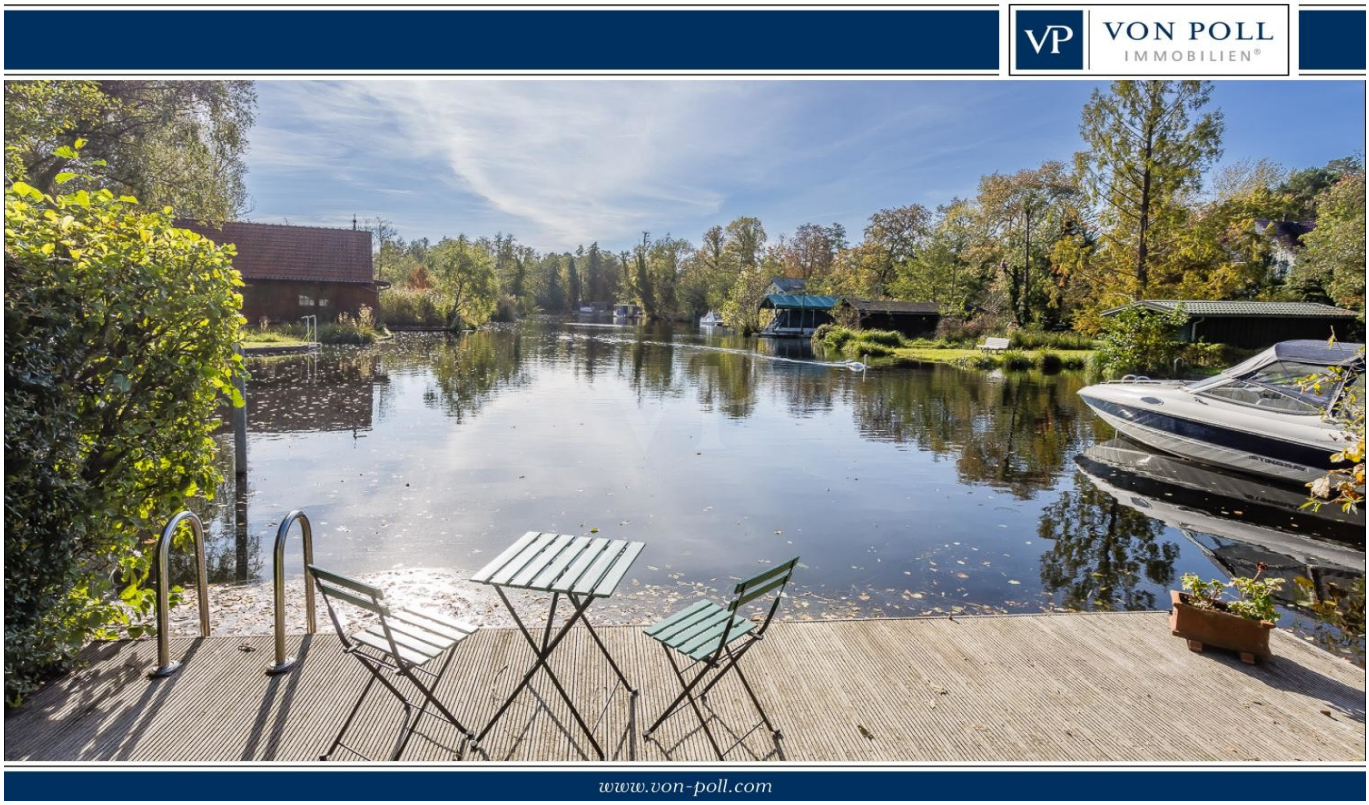
Berlin / Hessenwinkel

Historic jewel on the Hubertussee - Impressive gem on a spacious waterfront property

Property ID: 24068042



PURCHASE PRICE: 1.200.000 EUR • **LIVING SPACE:** ca. 217 m^2 • **ROOMS:** 7 • **LAND AREA:** 1.043 m^2

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At a glance

Property ID	24068042
Living Space	ca. 217 m²
Roof Type	Mansard roof
Rooms	7
Bedrooms	5
Bathrooms	2
Year of construction	1933
Type of parking	2 x Car port

Purchase Price	1.200.000 EUR
Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Modernisation / Refurbishment	2000
Condition of property	Well-maintained
Construction method	Solid
Usable Space	ca. 88 m²
Equipment	Terrace, Guest WC, Sauna, Fireplace, Built-in kitchen, Balcony

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Energy Data

Type of heating	Central heating
Energy Source	Gas
Energy certificate valid until	05.11.2034
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	205.00 kWh/m²a
Energy efficiency class	G
Year of construction according to energy certificate	2022

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The property

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A first impression

This charming beauty, which was built around 1933, combines timeless elegance with historic charm on a living space of around 217 m². Seven spacious rooms, a large hallway, a cozy kitchen as well as two bathrooms and a guest WC offer a comfortable home with historical flair. As soon as you enter through the practical vestibule, you are greeted by a spacious hallway on the first floor, which connects all the rooms on this level. To the right is a spacious kitchen with enough room for a cozy seating area. The impressive bay window room treats you to a wonderful view of the water. Open access to the living room ensures a harmonious living experience with a wider view of the Hubertussee. The terrace in front invites you to step out into the lovingly landscaped garden and enjoy the proximity to the water - an ideal place to unwind. A stylish sliding door with glass insert leads from the living room to the cozy fireplace room, which provides additional warmth on chilly days. A practical guest WC successfully rounds off this level and underlines the well thought-out floor plan. An elegant solid wood staircase provides access to the upper floor. Floor-to-ceiling windows and the balcony in front provide plenty of light and an open feeling of space in the stairwell. Three spacious rooms, which can be used flexibly, offer space for the whole family. A stylishly designed bathroom with bathtub, almost level-access shower and large washbasin is another highlight on this level. The top floor houses a Finnish sauna - the perfect place to relax after a stressful day. A modern shower room on this floor provides the necessary refreshment after a sauna session. Two balconies on both the upper floor and the top floor offer you a fantastic view of the Hubertussee, which serves as an idyllic oasis for both people and animals and invites you to dream. The property has a full basement and offers enough space for your individual needs on approx. 88 m² of usable space. There are four large cellar rooms and a utility room. The modern gas condensing boiler (built in 2022) provides cozy warmth throughout the house. In addition to the unique waterfront location, the approx. 1,043 m² property has a lot more to offer. A shore front of approx. 9.80 m invites you to spend leisurely hours by the water or to pursue your hobby as a water sports enthusiast or angler. From here, you can easily reach the Müggelspree by boat, which will take you to the Dämeritzsee, the Müggelsee and all the way to the city or even the Baltic Sea. Overgrown with beautiful trees and shrubs, the area offers a green oasis of peace and relaxation. A beautifully landscaped path leads across the property to the front area, where there is a practical double carport, which can be easily reached by vehicle via a driveway with an electrically operated gate. The location of the property is ideal: there is a bus stop on line 161 within walking distance, which takes you quickly to the Wilhelmshagen S-Bahn station and the Erkner regional train station. Two restaurants, two supermarkets and a 4-star hotel with restaurant are also within easy walking

distance. The quick connection via the A10 to BER airport and the TESLA factory also makes the location particularly attractive. This unique detached house combines historical architecture with modern living comfort and, with its south-facing orientation and incomparable location on the Hubertussee, offers a home in a class of its own - a place where nature is within reach and everyday life comes to rest.

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Details of amenities

- beautiful floorboards in the living rooms
- Textile flooring in stairwell as good as new
- fireplace
- Finnish sauna
- electric shutters on the first floor
- awning
- intercom system
- heating with W-LAN control function
- Network connections on the upper floor and top floor
- Studio on the top floor with preparation for kitchenette
- Bathroom on the top floor with washing machine connection
- Double carport
- Lawn robot
- Sprinkler system
- Well for watering the garden
- Garden lighting
- alarm system
- Fully developed plot
- ready for occupancy from 15.06.2025

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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 Müggelspree, 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 R1 European Cycle Route runs directly through Hessenwinkel and covers over 4,500 and 5,100 km as a long-distance cycle route from London in the UK to Helsinki in Finland and Moscow in Russia respectively.

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Other information

Es liegt ein Energiebedarfsausweis vor. Dieser ist gültig bis 5.11.2034. Endenergiebedarf beträgt 205.00 kwh/(m²*a). Wesentlicher Energieträger der Heizung ist Gas. Das Baujahr des Objekts lt. Energieausweis ist 2022. Die Energieeffizienzklasse ist G. 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. All information in this exposé (property description, dimensions, prices, etc.) is based on information provided by the seller (or a third party). VON POLL IMMOBILIEN has only checked this information for plausibility and assumes no further liability for it. VON POLL IMMOBILIEN is liable for intent and gross negligence. In the event of simple negligence, VON POLL IMMOBILIEN shall only be liable for breaches of material rights and obligations arising from the content and purpose of the brokerage agreement.

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Contact partner

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