

Borkum

Living on Borkum – Well-maintained detached house with garden in a prime location

Property ID: 25335102



www.von-poll.com

PURCHASE PRICE: 414.900 EUR • LIVING SPACE: ca. 76 m² • ROOMS: 4 • LAND AREA: 582 m²

Property ID: 25335102 - 26757 Borkum

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

Property ID: 25335102 - 26757 Borkum

At a glance

Property ID	25335102	Purchase Price	414.900 EUR
Living Space	ca. 76 m²	Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Roof Type	Gabled roof		
Rooms	4		
Bedrooms	3		
Bathrooms	1	Condition of property	Well-maintained
Year of construction	1984	Construction method	Prefabricated components
		Equipment	Terrace, Guest WC, Garden / shared use, Built-in kitchen

Property ID: 25335102 - 26757 Borkum

Energy Data

Type of heating	Central heating	Energy Certificate	Energy demand certificate
Energy Source	Gas	Final Energy Demand	167.50 kWh/m²a
Energy certificate valid until	13.11.2033	Energy efficiency class	F
Power Source	Gas	Year of construction according to energy certificate	1984

Property ID: 25335102 - 26757 Borkum

The property



Property ID: 25335102 - 26757 Borkum

The property



Property ID: 25335102 - 26757 Borkum

The property



Property ID: 25335102 - 26757 Borkum

The property



Property ID: 25335102 - 26757 Borkum

The property



Property ID: 25335102 - 26757 Borkum

The property



Property ID: 25335102 - 26757 Borkum

The property



Property ID: 25335102 - 26757 Borkum

A first impression

This charming, detached single-family home was built in 1984 using prefabricated construction methods and is situated in a quiet residential area on a spacious plot of approximately 582 m². With a living area of around 76 m², it offers a compact yet well-designed layout – ideal for couples, small families, or anyone seeking a relaxed and nature-oriented lifestyle. The property also features a ventilated facade, which is not only visually appealing but also ensures better air circulation and a pleasant indoor climate. Upon entering the house, you pass through the covered entrance area into the hallway, which forms the heart of the ground floor. To the left is the bright bathroom, equipped with a shower, two sinks, and a toilet – both practical and functional. To the right of the entrance is the multi-purpose room, which serves as both a utility room and a technical room. Here you will also find the modern gas boiler, which was replaced in January 2025 – a future-proof advantage for buyers. Straight ahead, you'll find the well-maintained yet generously sized kitchen, offering ample space for cooking and entertaining. From here, you have direct access to the sunny terrace – ideal for al fresco breakfasts or relaxed barbecues in your own garden. At the end of the hallway, the inviting living room opens up, offering views of the verdant outdoor area – a comfortable spot for relaxing, reading, or watching television. A beautiful wooden staircase leads to the converted attic. Here, you'll find three spacious bedrooms, which can be flexibly used as children's rooms, an office, or guest rooms. A small guest WC conveniently complements the living space on this level. Outside, you'll find a practical shed for garden tools and plenty of garden space. The lovingly landscaped grounds are framed by a small stand of trees and shrubs, giving the house a natural sense of privacy and a pleasant atmosphere. In short: This detached house impresses with its quiet location, functional floor plan, and plenty of potential for individual customization. The new heating technology, the curtain wall facade, the large plot of land and the charming surroundings make this property an attractive home for anyone who wants to live in a quiet yet well-connected environment.

Property ID: 25335102 - 26757 Borkum

Details of amenities

- keine Vermieternummer
- Heiztherme 2025
- Einbauküche
- Schuppen
- Terrasse

Property ID: 25335102 - 26757 Borkum

All about the location

Das freistehende Einfamilienhaus befindet sich in ruhiger Wohnlage auf der idyllischen Nordseeinsel Borkum. Die Umgebung ist geprägt von gepflegten Einfamilienhäusern, viel Grün und kurzen Wegen – ideal für alle, die Erholung, Natur und gute Infrastruktur miteinander verbinden möchten.

Borkum ist die größte der Ostfriesischen Inseln und bietet eine besondere Kombination aus maritimem Flair, weitläufigen Stränden, Dünenlandschaften und einem lebendigen Ortskern mit vielfältigen Einkaufsmöglichkeiten, Gastronomie und Freizeitangeboten.

Trotz ihrer Insellage ist Borkum verkehrstechnisch gut angebunden: Die Anreise erfolgt mit der Fähre oder dem Katamaran ab Emden oder Eemshaven (NL). Vom Hafen bringt die Inselbahn die Besucher bequem bis ins Zentrum. Auf der Insel selbst sorgt ein gut organisiertes Netz aus Fahrradwegen, Elektrofahrzeugen und saisonalen Busverbindungen für komfortable Mobilität – ganz ohne eigenes Auto.

Die ruhige, aber zentrale Lage des Hauses verbindet naturnahes Wohnen mit kurzen Wegen zu allen wichtigen Einrichtungen – ein idealer Ort zum Leben oder für den Rückzug vom Alltag.

Property ID: 25335102 - 26757 Borkum

Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 13.11.2033.

Endenergiebedarf beträgt 167.50 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Gas.

Das Baujahr des Objekts lt. Energieausweis ist 1984.

Die Energieeffizienzklasse ist F.

Property ID: 25335102 - 26757 Borkum

Contact partner

For further information, please contact your contact person:

Nils Onken

Fockenbollwerkstraße 1, 26603 Aurich

Tel.: +49 4941 - 99 03 98 0

E-Mail: ostfriesland@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com