

Esens

## Plenty of space for your ideas – detached house with a large plot of land in a popular location in Esens

Property ID: 25361065

VERKAUFT



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PURCHASE PRICE: 280.000 EUR • LIVING SPACE: ca. 190 m<sup>2</sup> • ROOMS: 6 • LAND AREA: 1.085 m<sup>2</sup>

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## At a glance

|                      |                                                     |
|----------------------|-----------------------------------------------------|
| Property ID          | 25361065                                            |
| Living Space         | ca. 190 m²                                          |
| Roof Type            | Gabled roof                                         |
| Rooms                | 6                                                   |
| Bedrooms             | 2                                                   |
| Bathrooms            | 2                                                   |
| Year of construction | 1972                                                |
| Type of parking      | 1 x Car port, 1 x Outdoor parking space, 1 x Garage |

|                       |                                                                           |
|-----------------------|---------------------------------------------------------------------------|
| Purchase Price        | 280.000 EUR                                                               |
| Commission            | Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises |
| Condition of property | In need of renovation                                                     |
| Construction method   | Solid                                                                     |
| Usable Space          | ca. 150 m²                                                                |
| Equipment             | Terrace, Guest WC, Built-in kitchen, Balcony                              |

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## Energy Data

|                                |                 |                                                      |                                |
|--------------------------------|-----------------|------------------------------------------------------|--------------------------------|
| Type of heating                | Central heating | Energy Certificate                                   | Energy consumption certificate |
| Energy Source                  | Gas             | Final energy consumption                             | 226.80 kWh/m²a                 |
| Energy certificate valid until | 31.08.2035      | Energy efficiency class                              | G                              |
| Power Source                   | Gas             | Year of construction according to energy certificate | 1972                           |

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## A first impression

This detached house, built in 1972, awaits you on a plot of approximately 1,085 m<sup>2</sup>. With around 190 m<sup>2</sup> of living space and a total of six rooms – including two bedrooms and two bathrooms – the property offers plenty of room for families or couples seeking a spacious home with design flexibility. We enter the house through the generous, bright entrance hall, which offers ample space for a wardrobe and leads directly into the various living areas. From here, we can access both the storage room and the garage. The guest WC is also accessible from the entrance hall. Passing through the hallway, past the staircase to the upper floor, we enter the open-plan living and dining area. This area impresses with its spaciousness and large windows, which create a bright and welcoming atmosphere. Adjacent to this is the kitchen with a hallway, offering plenty of space for cooking and working. A large window opens onto the garden and provides pleasant natural light. Right next to it is the practical galley kitchen, which provides additional storage space. Direct access to the terrace and the expansive garden makes this area the heart of the house. The ground floor also features another room that can be flexibly used as a children's room, guest room, or office. A functional shower room completes this floor. The staircase leads to the upper floor, where you'll find two spacious bedrooms, ideal retreats thanks to their quiet location. A further study complements the living space on this level. From here, you can also access the large attic, which offers versatile development potential. Two bathrooms and the central hallway complete the upper floor. The basement offers ample usable space. In addition to a large cellar, there are two further storage rooms – ideal for supplies, hobbies, or additional storage. The house itself is in need of renovation – ideal for buyers who are proactive and want to create a home entirely according to their wishes. It is heated by a central heating system. An energy performance certificate is available and can be viewed upon request. Ample parking is also available on the property. The location boasts a quiet cul-de-sac setting and friendly neighborhood with good infrastructure. Shopping facilities, schools, and public transportation are within easy reach.

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## All about the location

Dieses großzügige Einfamilienhaus liegt in der schönen historischen Küstenstadt Esens. Die zentrale Lage des Hauses in direkter Nähe von Einkaufsmöglichkeiten, öffentlichen Verkehrsmitteln und Schulen, bietet eine ideale Umgebung für Familien, die eine Erreichbarkeit schätzen. Die Umgebung ist geprägt von weiteren Einfamilienhäusern und bietet somit eine harmonische Nachbarschaftsstruktur.

Esens ist eine Kleinstadt im ostfriesischen Landkreis Wittmund sowie Mitgliedsgemeinde und Verwaltungssitz der Samtgemeinde Esens. Historisch gesehen gehört die Stadt als wichtigster zentraler Ort zum Harlingerland.

Die Entfernung zur Küste und zum Ortsteil Bengersiel beträgt nur 5 km. Bengersiel ist ein staatlich anerkanntes Nordseeheilbad und verfügt über einen Boots- und Kutterhafen sowie einen langen, kinderfreundlichen Sandstrand. Die Insel Langeoog ist mit der Fähre erreichbar.

Supermärkte, Ärzte, Kindergärten und Schulen befinden sich in unmittelbarer Nähe. Für Behördliche Angelegenheiten ist das Rathaus in Esens zuständig.

Die bekannten Städte Emden, Aurich, Esens, Wittmund, Jever und Wilhelmshaven laden mit ihren abwechslungsreichen und typisch nordischen Innenstädten zum Shoppen und Verweilen ein.

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## Other information

Es liegt ein Energieverbrauchsausweis vor.

Dieser ist gültig bis 31.8.2035.

Endenergieverbrauch beträgt 226.80 kwh/(m<sup>2</sup>\*a).

Wesentlicher Energieträger der Heizung ist Gas.

Das Baujahr des Objekts lt. Energieausweis ist 1972.

Die Energieeffizienzklasse ist G.

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## Contact partner

For further information, please contact your contact person:

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