

Gettorf

Versatile casa con 3 unità in una tranquilla strada senza uscita con ampio giardino

Codice oggetto: 25471014



PREZZO D'ACQUISTO: 424.755 EUR • SUPERFICIE NETTA: ca. 234,59 m² • SUPERFICIE DEL TERRENO: 588 m²

Codice oggetto: 25471014 - 24214 Gettorf

- A colpo d'occhio
- La proprietà
- Dati energetici
- Una prima impressione
- Dettagli dei servizi
- Tutto sulla posizione
- Ulteriori informazioni
- Partner di contatto

Codice oggetto: 25471014 - 24214 Gettorf

A colpo d'occhio

Codice oggetto	25471014
Superficie netta	ca. 234,59 m ²
Tipologia tetto	a due falde
Anno di costruzione	1973
Garage/Posto auto	1 x superficie libera, 1 x Garage

Prezzo d'acquisto	424.755 EUR
Casa	Casa plurifamiliare
Compenso di mediazione	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Tipologia costruttiva	massiccio
Superficie lorda	ca. 60 m ²
Superficie affittabile	ca. 234 m ²

Codice oggetto: 25471014 - 24214 Gettorf

Dati energetici

Tipologia di riscaldamento	centralizzato
Riscaldamento	Olio
Certificazione energetica valido fino a	08.03.2033
Fonte di alimentazione	Combustibile liquido

Certificazione energetica	Attestato Prestazione Energetica
Consumo energetico	164.90 kWh/m²a
Classe di efficienza energetica	F
Anno di costruzione secondo il certificato energetico	1973

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La proprietà



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La proprietà



Ihre Immobilienspezialisten

Eigentümern bieten wir eine kostenfreie und unverbindliche
Marktpreiseinschätzung ihrer Immobilie an.

Kontaktieren Sie uns, wir freuen uns darauf, Sie persönlich und individuell zu beraten.

T.: 04522 - 76 56 97 0

Inhaberin: M&R Invest GmbH vertreten durch den Geschäftsführer Sven Möllemann
Lizenzpartner der von Poll Immobilien GmbH

Lizenzpartner Commercial Kiel | Johannisstr. 1A | 24306 Plön | commercial.kiel@von-poll.com

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La proprietà

VON POLL IMMOBILIEN

**Eine ausgezeichnete Wahl:
VON POLL IMMOBILIEN.**

Capital
MAKLER-KOMPASS
HEFT 10/2023
Top-Makler Kiel
★★★★★
Höchstnote für
von Poll Immobilien
Quelle: IIR Institut
18 TEST: 5.000 Makler
GEHTIG: 80% 10/23

MONEY
HÖCHSTE
KUNDEN-
ZUFRIEDEN-
HEIT
VON POLL IMMOBILIEN
12 weitere Anbieter
erhielten die Tests Note gut
im Test: 88 Immobilien-
makler in Deutschland
Ausgabe 9/2024
★★★★★

TEST
UNTERNEHMEN
DES JAHRES
2025
VON POLL IMMOBILIEN
ANALYSE
KUNDENZUFRIEDENHEIT
★★★★★
FÜR 2025
IM TEST DER
UNTERNEHMEN 11. RANG
VON POLL IMMOBILIEN

DEUTSCHLAND
TEST
HÖCHSTE
REPUTATION
PRÄMIER
„HERAUSRAGEND“
VON POLL IMMOBILIEN
ANALYSE
FOCUS 10/24 (DEUTSCHLANDTEST)DE

F.A.Z. INSTITUT
DEUTSCHLANDS
BEGEHRTESTE
IMMOBILIENMAKLER
VON POLL IMMOBILIEN
Basis: Anbieterreputation
02/2025
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Wenn Sie in Kiel und Schleswig-Holstein auf der Suche nach Mehrfamilienhäusern, Kapitalanlagen oder einer Gewerbeimmobilie sind, wenden Sie sich gern an Ihr VON POLL COMMERCIAL Team in Kiel, um die richtige Immobilie zu finden, die Ihren Vorstellungen bestmöglich entspricht.

Als erfahrene Makler sind wir mit den regionalen Marktgegebenheiten in Schleswig-Holstein bestens vertraut und verfügen über langjährige Erfahrung in der erfolgreichen Immobilienvermittlung.

Als traditionsbewusstes und gleichermaßen innovatives Maklerunternehmen verfügt VON POLL IMMOBILIEN über exzellente lokale Marktkenntnisse sowie hervorragende Kontakte zu kaufkräftigen Interessenten, die in Kiel und Umgebung Immobilien zum Kauf oder zur Miete suchen.

Wenn Sie als Eigentümer kurz- oder mittelfristig den Verkauf oder die Vermietung Ihrer Immobilie in Kiel und Umgebung oder in Schleswig-Holstein planen, ist Ihr VON POLL IMMOBILIEN Team Kiel für Sie da, um den passenden Käufer für Ihr Haus oder Ihre Gewerbeimmobilie zu finden.

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Una prima impressione

Accogliente casa trifamiliare in un idilliaco vicolo cieco a Gettorf. Questa attraente casa trifamiliare vi aspetta in un tranquillo vicolo cieco a Gettorf: un vero gioiello con versatili possibilità abitative. L'ampio giardino rigoglioso garantisce la privacy e crea la perfetta combinazione tra vita rilassata e comfort moderno. La casa dispone di tre appartamenti luminosi e accoglienti con planimetrie ben progettate, da un accogliente bilocale a uno spazioso quadrilocale. L'appartamento all'ultimo piano con balcone, in particolare, offre ampio potenziale per un arredamento personalizzato. Gli ambienti luminosi in tutta la casa creano un'atmosfera piacevole, mentre le aree giardino curate offrono ai residenti ulteriore spazio ricreativo, ideale per rilassarsi, giocare o socializzare. Anche i comfort sono notevoli: due posti auto esterni e un garage offrono ampio parcheggio, e il terreno ben curato e delimitato dal verde sottolinea il carattere armonioso della zona residenziale. Il quartiere è adatto alle famiglie e a traffico limitato. Ottimi collegamenti con Kiel ed Eckernförde garantiscono una connettività ottimale. Negozi, scuole, asili e diverse attività per il tempo libero si trovano nelle immediate vicinanze: una posizione ideale sia per chi vive in proprio che per chi investe. Che si tratti di una casa multigenerazionale, di un immobile da investimento o di una soluzione combinata tra abitazione e affitto, questa proprietà colpisce per la sua planimetria ben progettata, il suo contesto naturale e il suo potenziale versatile. Non perdetevi questa eccezionale opportunità e prenotate subito un appuntamento per una visita!

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Dettagli dei servizi

Allgemeine Merkmale:

- Attraktives 3-Parteienhaus mit vielseitigen Nutzungsmöglichkeiten
- Ruhige Sackgassenlage in familienfreundlichem Wohngebiet
- Großzügiges, eingewachsenes Grundstück für mehr Privatsphäre

Wohnungen & Innenausstattung:

- Drei Wohneinheiten mit durchdachten Grundrissen (2- bis 4-Zimmer-Wohnungen)
- Helle, freundliche Räume mit angenehmer Wohnatmosphäre
- Dachgeschosswohnung mit Balkon und individuellen Gestaltungsmöglichkeiten
- Große Fensterflächen für optimalen Lichteinfall
- Getrennte Wohneinheiten – ideal für Kapitalanleger, Mehrgenerationennutzung oder Wohnen & Vermieten
- Gepflegte Bodenbeläge und ansprechende Raumaufteilung

Außenbereich:

- Großzügige Gartenbereiche zur individuellen Nutzung
- Schöne Grünflächen zum Entspannen, Spielen und geselligen Beisammensein
- Harmonische Verbindung von Natur und Wohnen

Parken & Infrastruktur:

- Zwei Außenstellplätze und eine Garage
- Gute Verkehrsanbindung nach Kiel und Eckernförde
- Einkaufsmöglichkeiten, Schulen und Kindergärten in unmittelbarer Nähe
- Vielfältige Freizeitangebote in der Umgebung

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Tutto sulla posizione

Gettorf, idyllisch zwischen Kiel und Eckernförde gelegen, gehört zu den beliebtesten Wohnorten in Schleswig-Holstein. Mit seiner zentralen Lage auf der Halbinsel Dänischer Wohld vereint die Gemeinde die Vorteile einer ruhigen, naturnahen Umgebung mit einer hervorragenden Anbindung an die umliegenden Städte.

Die Infrastruktur in Gettorf lässt keine Wünsche offen: Einkaufsmöglichkeiten, Ärzte, Apotheken, Schulen und Kindergärten sind bequem erreichbar. Das charmante Ortszentrum mit seinen kleinen Geschäften und Cafés lädt zum Verweilen ein und unterstreicht den dörflichen Charakter der Gemeinde. Jeden Donnerstag findet auf dem Marktplatz der Wochenmarkt statt, bei dem frische regionale Produkte angeboten werden.

Gettorf bietet zudem zahlreiche Freizeitmöglichkeiten. Die umliegenden Naturgebiete, darunter der Dänische Wohld und die Ostsee, laden zu ausgiebigen Spaziergängen, Fahrradtouren und Wassersport ein. Der Tierpark Gettorf ist ein besonderes Highlight, das bei Familien und Naturfreunden gleichermaßen beliebt ist.

Durch die gute Verkehrsanbindung erreichen Sie Kiel in etwa 20 Minuten und Eckernförde in rund 15 Minuten. Auch die Autobahn A7 und die Ostseeautobahn A215 sind schnell erreichbar, was Gettorf zu einem idealen Wohnort für Pendler macht. Zudem sorgt der örtliche Bahnhof für eine komfortable Verbindung mit dem öffentlichen Nahverkehr.

In Gettorf finden Sie die perfekte Mischung aus ländlichem Charme, moderner Infrastruktur und einer hervorragenden Lage – ideal für Familien, Berufstätige und Naturliebhaber gleichermaßen.

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Ulteriori informazioni

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Alla clausola di esclusione di responsabilità di von Poll Immobilien GmbH

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