

**Kleinmachnow**

# Charming semi-detached house with garden centrally located in Kleinmachnow

*Codice oggetto: 26096020E*



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**PREZZO D'AFFITTO: 3.250 EUR • SUPERFICIE NETTA: ca. 193 m<sup>2</sup> • VANI: 5.5 • SUPERFICIE DEL TERRENO: 362 m<sup>2</sup>**

**Codice oggetto: 26096020E - 14532 Kleinmachnow**

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## A colpo d'occhio

Codice oggetto	26096020E	Prezzo d'affitto	3.250 EUR
Superficie netta	ca. 193 m <sup>2</sup>	Costi aggiuntivi	300 EUR
Tipologia tetto	a due falde	Casa	Porzioni di bifamiliari
Vani	5.5	Stato dell'immobile	Curato
Camere da letto	4	Tipologia costruttiva	massiccio
Bagni	2	Superficie lorda	ca. 72 m <sup>2</sup>
Anno di costruzione	2002	Caratteristiche	Caminetto, Giardino / uso comune, Cucina componibile
Garage/Posto auto	1 x Carport		

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## Dati energetici

Tipologia di riscaldamento	a pavimento	Certificazione energetica	Attestato di prestazione energetica
Riscaldamento	Gas	Consumo finale di energia	92.90 kWh/m <sup>2</sup> a
Certificazione energetica valido fino a	11.06.2028	Classe di efficienza energetica	C
Fonte di alimentazione	Gas	Anno di costruzione secondo il certificato energetico	2002

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## La proprietà



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## La proprietà

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## Una prima impressione

This spacious semi-detached house, built in 2002, is a high-quality home with well-designed features and a pleasant amount of space. The rental is based on a fixed-term lease agreement with a term of approximately four years. With around 193 m<sup>2</sup> of living space, the property offers bright, generously proportioned rooms and plenty of space for a variety of living situations. A total of 5.5 rooms and two fully equipped bathrooms are available, creating a wide range of possibilities for individual living.

The highlight of the house is the spacious living area of about 40 m<sup>2</sup>. Large, floor-to-ceiling windows create a particularly bright and inviting atmosphere while offering a beautiful view of the garden. A fireplace adds to the room's comfort and creates a cozy vibe. From here, you can step right out onto the terrace and into the garden—perfect for relaxing outdoors.

The basemented with around 72 m<sup>2</sup> of additional usable space is particularly practical. This offers a wide range of possible uses – for example, for hobbies, storage space, or a utility area.

The property is also equipped with modern technology: a hybrid heating system consisting of a heat pump and gas boiler, partial underfloor heating, and a photovoltaic system with battery storage and wall box underline the modern and energy-efficient character of the house.

The garden with around 362 m<sup>2</sup> of land, a carport and an outdoor parking space complete this attractive offer.

The excellent location in the heart of Kleinmachnow is particularly noteworthy.

Located in the immediate vicinity of the town hall square, residents benefit from an excellent infrastructure. Shopping facilities, doctors, cafés, and other amenities for everyday needs are within walking distance. Schools and daycare centers are also within easy walking distance—an ideal combination of quiet living and urban proximity.

See for yourself and arrange a viewing appointment.

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## Dettagli dei servizi

- Lease starting 1st of August, 2026
- Fixed-term lease with a term of approximately 4 years
- Base rent of €3,250 per month plus €300 in utilities (excluding heating and electricity)
- Spacious semi-detached house with approximately 192 m<sup>2</sup> of living space
- Built in 2002
- 5.5 rooms and two full bathrooms
- Basement with approx. 72 m<sup>2</sup> of additional usable space
- Hybrid heating system consisting of a heat pump and gas boiler (boiler replaced in 2019) with partial underfloor heating
- Photovoltaic system with battery storage (10 kWh) and wall box
- Desalination plant for water treatment
- Modern fitted kitchen
- Wooden windows with double glazing and external shutters (electric on the ground floor, manual on the upper floors)
- Property with around 362 m<sup>2</sup> of garden space
- Carport parking space available

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## Tutto sulla posizione

### GEOGRAPHY

The very attractive and family-friendly town of Kleinmachnow, with its small houses and villas set in green, park-like avenues, is one of the most sought-after residential areas in the southern suburbs, which have seen a sharp rise in demand in recent years. Its immediate neighbors are Stahnsdorf and the Berlin district Zehlendorf.

### TRANSPORT

From Kleinmachnow, Berlin-Zehlendorf can be reached by car in about 5 minutes, and Potsdam, where the nearest major long-distance train station is located, in about 20 minutes. The town has its own highway connection to the A 115, which takes you to Berlin City West or the southern "Berliner Ring" in just a few minutes. There are various bus lines within Kleinmachnow, continuing on to Berlin-Zehlendorf S-Bahn station and Berlin-Wannsee S-Bahn, among others.

### INFRASTRUCTURE

The town has excellent infrastructure. The town hall square, the center of the community with its many shopping opportunities, is a popular meeting place for young and old alike. Restaurants serving international cuisine, a cinema-theater, music and sports facilities underline the high quality of life in Kleinmachnow. There are doctors of various specialties, pharmacies, banks, a post office, and various other shops in the community. Childcare and education are very well covered by several kindergartens and elementary schools, the Waldorf School, the International School Berlin-Brandenburg, and a Protestant elementary school and high schools.

The central location and good public transport connections attract many families who want to live in green surroundings but for whom short commutes to Berlin,

Potsdam, or the airport are essential. Many attractive leisure and cultural activities cater well to the needs of families with children or older people seeking peace and quiet.

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## Ulteriori informazioni

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## Partner di contatto

Per ulteriori informazioni, si prega di contattare la persona di riferimento:

Cindy Sombeek & Philipp Sombeek

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*Alla clausola di esclusione di responsabilità di von Poll Immobilien GmbH*

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