

Düsseldorf – Ludenberg

Well-designed, quiet 4-room apartment with underground parking space in Düsseldorf- Ludenberg

Objektnummer: 23013175



KAUFPREIS: 254.000 EUR • WOHNFLÄCHE: ca. 90 m² • ZIMMER: 4

Objektnummer: 23013175 - 40629 Düsseldorf – Ludenberg

- Auf einen Blick
- Die Immobilie
- Auf einen Blick: Energiedaten
- Ein erster Eindruck
- Ausstattung und Details
- Alles zum Standort
- Weitere Informationen
- Ansprechpartner

Objektnummer: 23013175 - 40629 Düsseldorf – Ludenberg

Auf einen Blick

Objektnummer	23013175
Wohnfläche	ca. 90 m ²
Dachform	Satteldach
Bezugsfrei ab	nach Vereinbarung
Etage	2
Zimmer	4
Schlafzimmer	3
Badezimmer	1
Baujahr	1973
Stellplatz	1 x Tiefgarage

Kaufpreis	254.000 EUR
Wohnung	Etagenwohnung
Provision	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Bauweise	Massiv
Nutzfläche	ca. 5 m ²
Ausstattung	Gäste-WC, Einbauküche, Balkon

Objektnummer: 23013175 - 40629 Düsseldorf – Ludenberg

Auf einen Blick: Energiedaten

Heizungsart	Zentralheizung	Energieausweis	VERBRAUCH
Wesentlicher Energieträger	Gas	Endenergieverbrauch	129.00 kWh/m ² a
Energieausweis gültig bis	13.08.2028	Energie-Effizienzklasse	D
Befuerung	Gas		

Objektnummer: 23013175 - 40629 Düsseldorf – Ludenberg

Die Immobilie



Objektnummer: 23013175 - 40629 Düsseldorf – Ludenberg

Die Immobilie



Objektnummer: 23013175 - 40629 Düsseldorf – Ludenberg

Die Immobilie



Objektnummer: 23013175 - 40629 Düsseldorf – Ludenberg

Die Immobilie



Objektnummer: 23013175 - 40629 Düsseldorf – Ludenberg

Die Immobilie



Objektnummer: 23013175 - 40629 Düsseldorf – Ludenberg

Die Immobilie



Objektnummer: 23013175 - 40629 Düsseldorf – Ludenberg

Die Immobilie



Objektnummer: 23013175 - 40629 Düsseldorf – Ludenberg

Die Immobilie



Objektnummer: 23013175 - 40629 Düsseldorf – Ludenberg

Die Immobilie



Objektnummer: 23013175 - 40629 Düsseldorf – Ludenberg

Die Immobilie

**VP VON POLL
IMMOBILIEN**

**Immobilienbewertung –
exklusiv und
professionell.**

- Was ist Ihre Immobilie wert?
- Wie entwickelt sich der Wert Ihrer Immobilie in Zukunft?
- Wie wirkt sich eine Modernisierung auf den Wert ihrer Immobilie aus?

Ihre persönliche und exklusive Immobilienanalyse erhalten Sie nach nur 5 Minuten.

www.home.von-poll.com

Objektnummer: 23013175 - 40629 Düsseldorf – Ludenberg

Ein erster Eindruck

A spacious apartment with an area of approx. 90 m² is for sale. This property is located in an eight-party house and was built in 1973. It offers a lot of potential for individual design according to your own needs. The apartment has a total of four rooms, including three bedrooms, which offer enough space for a family. A separate guest WC is another practical feature for everyday life. The separate kitchen is equipped with a fitted kitchen and offers plenty of space for cooking and eating. The heart of the apartment is the spacious living and dining room with a large window front that lets in plenty of natural light and offers a beautiful view of the greenery. From here you can also access the balcony, which invites you to spend cozy hours outdoors. The apartment's bathroom is equipped with a bathtub, washbasin and WC and is located indoors. A large cellar room provides additional storage space, while a shared laundry room enhances the convenience of everyday life. A bicycle room is available to all residents of the building. As a special highlight, the property offers an underground parking space, which is included in the purchase price. This means that parking is always convenient and safe. The location of the apartment is very attractive, as it is situated in a quiet and green area. There is a good infrastructure and public transport connections within walking distance. Shopping facilities, schools and leisure facilities are available in the immediate vicinity. The apartment offers plenty of space and potential for individual design. With its generous room layout and location in an attractive area, it is ideal for families or couples looking for a cozy home. The condition of the property is in need of renovation, which would allow it to be adapted and modernized to suit your own needs.

Objektnummer: 23013175 - 40629 Düsseldorf – Ludenberg

Ausstattung und Details

- Guest WC
- 3 bedrooms
- separate kitchen with fitted kitchen
- large living and dining room
- large window front
- Balcony with a view of the countryside
- bathroom
- large cellar room
- drying room
- bicycle room
- underground parking space
- 8 party house

Objektnummer: 23013175 - 40629 Düsseldorf – Ludenberg

Alles zum Standort

The Ludenberg district is characterized above all by its proximity to the Grafenberg Forest with its associated wildlife park, which offers joggers, cyclists and walkers a wide range of local recreational opportunities. There are also a number of golf and tennis clubs as well as riding stables in the area. The neighboring district of Gerresheim has an extensive and varied range of restaurants. Shopping facilities for daily needs and much more are also available here. Düsseldorf city center is easily accessible by public transport, among other things. The nearby federal highway provides ideal connections to neighboring cities such as Ratingen, Wuppertal, Cologne and the Ruhr area. Grammar school: Gymnasium Gerresheim, Am Poth 60, 40625 Düsseldorf Marie-Curie Gymnasium, Gräulinger Str. 15, 40625 Düsseldorf Goethe-Gymnasium Düsseldorf, Lindemannstraße 57, 40237 Düsseldorf Realschule: Thomas Edison Realschule, Schlüterstraße 18, 40235 Düsseldorf Anne Frank Realschule, Ackerstraße 174, 40233 Düsseldorf Elementary school: Gutenberg Community Primary School, Grafenberger Allee 384, 40235 Düsseldorf Protestant elementary school, Hanna-Zürndorfer-Schule, Benderstraße 78, 40625 Düsseldorf Catholic elementary school, Unter den Eichen, Unter den Eichen 26, 40625 Düsseldorf Carl - Sonnenschein Primary School, Graf-Recke-Straße 153, 40237 Düsseldorf Kindergartens: Kinderland, Ludenberger Str. 34, 40629 Düsseldorf Catholic kindergarten Sankt Ursula, Bismarckweg 3, 40629 Düsseldorf Municipal kindergarten, Hülsmeierstrasse 28, 40629 Düsseldorf Daycare center Kita Kicherbohne Elterninitiative e.V., Bergische Landstraße 2, 40629 Düsseldorf Villa Luna Kindertagesstätte GmbH, Luise-Rainer-Straße 12, 40235 Düsseldorf Train lines: 709, U73, U83 Highways: Federal highway 7 Bus routes: 733, 738, 781, 894 Supermarkets: REWE, south: Alnatura Super Natur Markt, Benninghoven farm store Restaurant: Reinhardt's, Am Gartenkamp 20, 40629 Düsseldorf ArabesQ, Ludenberger Str. 1, 40629 Düsseldorf Zum Troitzkopf, Rennbahnstraße 7A, 40629 Düsseldorf Ristorante la Volpe, Ludenberger Str. 39, 40629 Düsseldorf Hospital: Sana Krankenhaus Gerresheim, Gräulinger Str. 120, 40625 Düsseldorf Local recreation: Grafenberger Wald, Wildpark, Pillebachtal, Aaper Wald Special features: Racecourse

Objektnummer: 23013175 - 40629 Düsseldorf – Ludenberg

Weitere Informationen

Es liegt ein Energieverbrauchsausweis vor. Dieser ist gültig bis 13.8.2028. Endenergieverbrauch beträgt 129.00 kwh/(m²*a). Wesentlicher Energieträger der Heizung ist Gas. Das Baujahr des Objekts lt. Energieausweis ist 2006. Die Energieeffizienzklasse ist D. On request, we will be happy to send you a detailed exposé with further information, a floor plan and a site plan or answer your initial questions by telephone! Thank you, we look forward to your inquiry or your call! Brokerage contract: You conclude a brokerage contract with VON POLL IMMOBILIEN if you use the services of VON POLL IMMOBILIEN with knowledge of the commission obligation. Commission: If you conclude a purchase contract that is attributable to the activities of VON POLL IMMOBILIEN, you as the buyer must pay the standard local commission to VON POLL IMMOBILIEN GmbH. The commission is due when the purchase contract becomes effective. Right of withdrawal: Your right of withdrawal is regulated in § 355 of the German Civil Code (BGB) and protects you as a consumer from contractual conditions. As a consumer, you have the right, under certain conditions, to withdraw from a contract that has already been concluded within a statutory period by declaring your withdrawal. MONEY LAUNDERING: As a real estate brokerage company, von Poll Immobilien GmbH is obliged under § 1, 2 para. 1 no. 10, 4 para. 3 of the Money Laundering Act (GwG) to establish and verify the identity of the contractual partner before establishing a business relationship. For this purpose, it is necessary for us to record the relevant data of your identity card - for example by means of a copy. The Money Laundering Act (GwG) stipulates that the broker must keep the copies or documents for five years. 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.

Objektnummer: 23013175 - 40629 Düsseldorf – Ludenberg

Ansprechpartner

Weitere Informationen erhalten Sie über Ihren Ansprechpartner:

Claudia Brakonier & Marius Grumbt

Kaiserstraße 50 Düsseldorf
E-Mail: Duesseldorf@von-poll.com

To Disclaimer of von Poll Immobilien GmbH

www.von-poll.com