

Meerbusch – Meerbusch

# Fantastic property with historic house in sought-after location

Property ID: 24013120



VON POLL  
IMMOBILIEN®



[www.von-poll.com](http://www.von-poll.com)

PURCHASE PRICE: 498.000 EUR • LIVING SPACE: ca. 175 m<sup>2</sup> • LAND AREA: 324 m<sup>2</sup>

Property ID: 24013120 - 40667 Meerbusch – Meerbusch

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- All about the location
- Other information
- Contact partner

Property ID: 24013120 - 40667 Meerbusch – Meerbusch

## At a glance

Property ID	24013120	Purchase Price	498.000 EUR
Living Space	ca. 175 m <sup>2</sup>	Object type	
Roof Type	Gabled roof	Commission	Buyer's commission amounts to 3.57 % (incl. VAT) of the notarized purchase price
Year of construction	1730	Modernisation / Refurbishment	2010
		Construction method	Solid
		Usable Space	ca. 0 m <sup>2</sup>
		Equipment	Terrace, Guest WC, Garden / shared use

Property ID: 24013120 - 40667 Meerbusch – Meerbusch

## Energy Data

Power Source

Gas

---

Property ID: 24013120 - 40667 Meerbusch – Meerbusch

## The property



Property ID: 24013120 - 40667 Meerbusch – Meerbusch

## The property



Property ID: 24013120 - 40667 Meerbusch – Meerbusch

## The property



Property ID: 24013120 - 40667 Meerbusch – Meerbusch

## The property





Property ID: 24013120 - 40667 Meerbusch – Meerbusch

## The property



**VP VON POLL  
IMMOBILIEN**

### Immobilien- bewertung – *schnell* und unverbindlich.

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

Diese und mehr Antworten finden Sie auf **VON POLL IMMOBILIEN Home**.

[www.home.von-poll.com](http://www.home.von-poll.com)

Property ID: 24013120 - 40667 Meerbusch – Meerbusch

## The property



Property ID: 24013120 - 40667 Meerbusch – Meerbusch

## The property



Property ID: 24013120 - 40667 Meerbusch – Meerbusch

## The property



Property ID: 24013120 - 40667 Meerbusch – Meerbusch

## The property



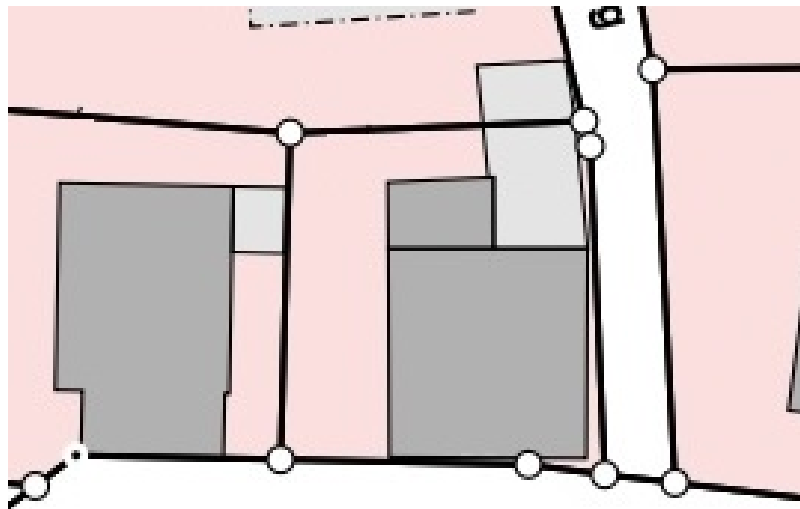
Property ID: 24013120 - 40667 Meerbusch – Meerbusch

## The property



Property ID: 24013120 - 40667 Meerbusch – Meerbusch

## Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

Property ID: 24013120 - 40667 Meerbusch – Meerbusch

## A first impression

Here you can expect a beautiful rectangular plot in a sought-after location of Meerbusch-Büderich. Currently, there is a historic house on a property which has been inhabited a short time ago. The original house is very historic and was built about 300 years ago massive without basement. The 1.5-storey two-family house is bound from the inside and has a living space of about 175m<sup>2</sup>. There are no construction documents to the object. For this reason the object is marketed as a plot. Furthermore, there are no building encumbrances. A verbal commitment, regarding the construction of a semi-detached house is already available. If you are interested, we can ask the developer for documents. Convince yourself of this property in a very sought-after location of Meerbusch-Büderich.



Property ID: 24013120 - 40667 Meerbusch – Meerbusch

## All about the location

The property is centrally located in Meerbusch-Büderich. Büderich is located north of the city of Neuss and borders Düsseldorf to the east and is one of the most sought-after residential areas in the greater Düsseldorf area. Whether Meerbusch forest, golf course or the Rhine, in Büderich you will find a variety of extensive recreational areas. Within walking distance are extensive shopping facilities for daily needs, doctors, banks and a diverse and high-quality range of restaurants. Meerbusch-Büderich also has a good public transport network. Light rail and bus stops are located in the immediate vicinity, which means that the neighboring cities of Düsseldorf, Neuss and Krefeld can also be reached in a short time. The nearby highways also ensure good connections to the surrounding cities. A good range of kindergartens and schools complete the picture of an excellent infrastructure. Kindergartens: Kindergarten Gereonstraße, Gereonstraße 6, 40667 Meerbusch Lummerland, Karl-Arnold-Strasse 36B, 40667 Meerbusch Ev. daycare center Schatzkiste, Dietrich-Bonhoeffer-Straße 9, 40667 Meerbusch Ev. kindergarten, Düsseldorfer Str. 35, 40667 Meerbusch Kindergarten Mobile, Necklenbroicher Str. 15a, 40667 Meerbusch Marienheim Catholic kindergarten, Necklenbroicher Str. 34, 40667 Meerbusch Lerngut day care center, Necklenbroicher Str. 74, 40667 Meerbusch Montessori Kinderhaus Meerbusch, Necklenbroicher Str. 47, 40667 Meerbusch Elementary schools: Brothers Grimm School, Büdericher Allee 17, 40667 Meerbusch St. Mauritius School, Dorfstraße 18, 40667 Meerbusch Adam Riese Elementary School, Witzfeldstrasse 41, 40667 Meerbusch Secondary schools: Maraté High School, Niederdonker Str. 32-36, 40667 Meerbusch Rail lines / U70, U74, U76 Trunk roads / A44, A52, A57 bus lines / 071, 829, 830, 831, 832, 839 supermarkets / Aldi, Edeka, dm, Penny, Kaiser's, Netto, denn's Biomarkt

Property ID: 24013120 - 40667 Meerbusch – Meerbusch

## Other information

Upon request, we will gladly send you a detailed exposé with further information, a floor plan and a site plan or answer your first questions by phone! Thank you, we look forward to your inquiry or your call! Brokerage contract: You conclude a commissionable 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 which is due to the activity of VON POLL IMMOBILIEN, you as the buyer have to pay the customary commission to VON POLL IMMOBILIEN GmbH. The commission is due with the effectiveness of the purchase contract. Right of withdrawal: Your right of withdrawal is regulated in § 355 of the German Civil Code and protects you as a consumer from contractual conditions. You as a consumer have the right, under certain conditions, to withdraw from an already concluded contract within legal deadlines by declaring revocation. MONEY LAUNDRY: As a real estate brokerage company, von Poll Immobilien GmbH is obligated according to § 1, 2 para. 1 No. 10, 4 para. 3 Money Laundering Act (GwG) to determine 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 A PROPERTY OWNER: If you are planning to sell or rent 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 together sellers or landlords and interested parties in the best possible way.

Property ID: 24013120 - 40667 Meerbusch – Meerbusch

## Contact partner

For further information, please contact your contact person:

Claudia Brakonier & Marius Grumbt

---

Kaiserstraße 50 Düsseldorf  
E-Mail: [Duesseldorf@von-poll.com](mailto:Duesseldorf@von-poll.com)

*To Disclaimer of von Poll Immobilien GmbH*

---

[www.von-poll.com](http://www.von-poll.com)