

Berlin - Pankow – Französisch Buchholz

# Cozy detached house with garden and terrace in a quiet location in Berlin-Pankow

Property ID: 24071061



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**PURCHASE PRICE: 689.000 EUR • LIVING SPACE: ca. 121,95 m<sup>2</sup> • ROOMS: 4 • LAND AREA: 482 m<sup>2</sup>**

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## At a glance

Property ID	24071061
Living Space	ca. 121,95 m <sup>2</sup>
Roof Type	Gabled roof
Rooms	4
Bedrooms	1
Bathrooms	2
Year of construction	1999
Type of parking	1 x Car port

Purchase Price	689.000 EUR
Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Condition of property	Well-maintained
Construction method	Prefabricated components
Equipment	Terrace, Guest WC, Garden / shared use

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## Energy Data

Type of heating	Central heating	Energy Certificate	Energy consumption certificate
Energy Source	Gas	Final energy consumption	79.00 kWh/m <sup>2</sup> a
Energy certificate valid until	17.06.2034	Energy efficiency class	C
Power Source	Gas	Year of construction according to energy certificate	1999

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## The property





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## The property



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**Berlin**  
Zehlendorf Tempelhof Treptow-Köpenick



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## A first impression

This charming detached house, built in 1999, impresses with a modern and well thought-out room layout on approx. 122 m<sup>2</sup> of living space. The approx. 482 m<sup>2</sup> property is situated in a quiet and sought-after location in Berlin-Pankow, Französisch-Buchholz. Upon entering the house, you enter a spacious hallway that leads into the bright living room. This room invites you to spend relaxing hours and offers plenty of space for shared activities. From the living room, you have direct access to the partially covered terrace, which invites you to enjoy sociable evenings outdoors and offers a beautiful view of the well-tended garden with pond. The adjoining kitchen also provides access to the terrace. On the first floor, you will also find a modern daylight bathroom with shower and bathtub as well as a practical utility room. A solid beech-pine staircase leads to the top floor, where there is a spacious bedroom and a generous study. A further daylight bathroom with shower rounds off the space on this level. The house is fitted with laminate and tiled floors, which ensure a pleasant living climate. The wooden floorboards and wooden windows with double glazing give the rooms a cozy atmosphere. Additional comfort is provided by the blinds installed in all rooms, which ensure protection from the heat and cold. A carport provides a secure parking space, while the well-kept outdoor area with patio cover invites you to relax. Two practical sheds (4 m<sup>2</sup> and 9 m<sup>2</sup>) offer additional storage space. A time-controlled irrigation system, which is operated with water from the property's own well, takes care of the well-tended lawn, while a robot mower cuts the grass. This house combines comfort, tranquillity and high-quality furnishings in one of the most sought-after locations in Berlin-Pankow, making it an ideal home for discerning residents.

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## Details of amenities

- Daylight bathroom with shower and bathtub
- Daylight guest WC in the attic with shower
- Solid wooden staircase
- Laminate and tiled floors
- Wooden plank ceiling paneling
- Wooden windows with double glazing
- Blinds in all rooms
- Partially covered terrace
- Garden with pond
- carport
- Two sheds
- Time-controlled irrigation system
- fountain

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## All about the location

The property on offer is in a quiet yet central location in Französisch-Buchholz, a charming part of the popular district of Berlin-Pankow. This area is characterized by an appealing development of terraced houses and detached houses, which create a harmonious and family-friendly living environment. The public transport connections are excellent: the TRAM line 50, which is only a 5 to 10-minute walk away, takes you to the Pankow S-Bahn and U-Bahn station in no time. From there, the city center and the western part of Pankow are easily accessible. Additional mobility is provided by the Kalvinistenweg bus stop, which is served by the 154 line (which leads to Blankenburg S-Bahn station) and the N50 night line. This connection offers a flexible and convenient way to reach various destinations in the district, including the surrounding area of Brandenburg, even in the late evening hours. The location is also ideal for drivers, as the A114, which offers a direct connection to the Berliner Ring, can be reached by car in just a few minutes. You will find everything you need for your daily needs in the immediate vicinity: Various shopping facilities, numerous service providers and a wide selection of schools and daycare centers. Families in particular appreciate the high quality of life in this neighborhood. The district of Pankow is one of the fastest growing and most popular districts in Berlin. Extensive green spaces such as Viktoriapark, Bürgerpark, Botanischer Volkspark in Blankenfelde and Schlosspark Schönhausen are ideal for relaxing walks and leisure activities and make the district particularly attractive not only for families but also for nature lovers.



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## Other information

Es liegt ein Energieverbrauchsausweis vor. Dieser ist gültig bis 17.6.2034. Endenergieverbrauch beträgt 79.00 kwh/(m<sup>2</sup>\*a). Wesentlicher Energieträger der Heizung ist Gas. Das Baujahr des Objekts lt. Energieausweis ist 1999. Die Energieeffizienzklasse ist C. MONEY LAUNDERING: As a real estate brokerage company, von Poll Immobilien GmbH is obliged under § 2 para. 1 no. 14 and § 11 para. 1, 2 of the Money Laundering Act (GwG) to establish and verify the identity of the contractual partner when establishing a business relationship, or as soon as there is a serious interest in the execution of the real estate purchase contract. For this purpose, it is necessary for us to record the relevant data of your identity card (if you are acting as a natural person) in accordance with § 11 Para. 4 GwG - for example by means of a copy. In the case of a legal entity, we require a copy of the extract from the commercial register showing the beneficial owner. The Money Laundering Act stipulates that the broker must keep the copies or documents for five years. As our contractual partner, you also have a duty to cooperate in accordance with Section 11 (6) GwG. LIABILITY: We would like to point out that the property information, documents, plans etc. passed on by us originate from the seller or landlord. We therefore accept no liability for the accuracy or completeness of the information. It is therefore the responsibility of our customers to check the correctness of the property information and details contained therein. All real estate offers are non-binding and subject to errors, prior sale and rental or other interim utilization. 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. MONEY LAUNDERING: As a real estate brokerage company, von Poll Immobilien GmbH is obliged under § 2 para. 1 no. 14 and § 11 para. 1, 2 of the Money Laundering Act (GwG) to establish and verify the identity of the contractual partner when a business relationship is established, or as soon as there is a serious interest in the execution of the real estate purchase contract. For this purpose, it is necessary for us to record the relevant data of your identity card (if you are acting as a natural person) in accordance with § 11 Para. 4 GwG - for example by means of a copy. In the case of a legal entity, we require a copy of the extract from the commercial register showing the beneficial owner. The Money Laundering Act stipulates that the broker must keep the copies or documents for five years. As our contractual partner, you also have a duty to cooperate in accordance with Section 11 (6) GwG. LIABILITY: We would like to point out that the property information, documents, plans etc. passed on by us originate from the seller or landlord. We therefore

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## Contact partner

For further information, please contact your contact person:

Ulf Sobeck

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