

Erding / Klettham

# Baugrundstück in begehrter Lage von Erding: Ihr Traumhaus wartet!

Property ID: 24185008

FÜR SIE IN DEN BESTEN LAGEN



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**PURCHASE PRICE: 1.040.000 EUR • LAND AREA: 722 m<sup>2</sup>**

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## At a glance

Property ID	24185008	Purchase Price	1.040.000 EUR
		Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises

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## Energy Data

Energy Source	Gas	Energy Certificate	Energy demand certificate
Energy certificate valid until	13.11.2034	Final Energy Demand	316.95 kWh/m <sup>2</sup> a
Power Source	Gas	Energy efficiency class	H
		Year of construction according to energy certificate	1960

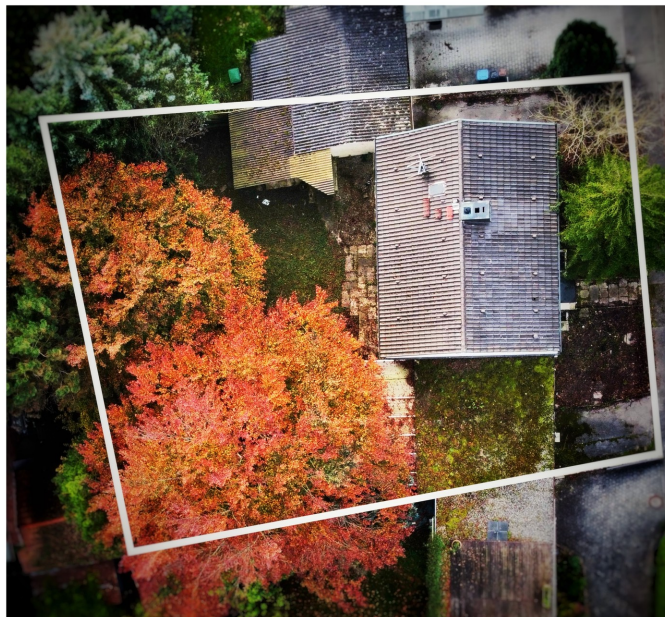
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## The property

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## A first impression

This spacious and quietly located plot of approx. 722 m<sup>2</sup> offers you the unique opportunity to realize your own personal dream home. There is currently an old building on the plot, the renovation of which does not seem economically viable. Instead, you have the opportunity to design a new building according to your wishes and ideas and enjoy the charm of an individually planned home. The plot is located in a quiet yet central residential area, which is ideal for families, couples or people looking for a harmonious environment with the best infrastructure. Take the opportunity to create your own personal retreat in a sought-after location and benefit from optimal connections to city life and the surrounding nature.

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## All about the location

The property is in an excellent location, just a few minutes away from the idyllic city park, the lively Erding-West commercial area and the city center. This environment combines the best of urban life and closeness to nature, so that leisure and everyday life can be organized here with equal ease. In recent years, Erding itself has developed into a dynamic and attractive town that has a lot to offer both families and commuters. Large employers coupled with regionally rooted small and medium-sized companies ensure a strong economic structure and an attractive working environment. These locational advantages make Erding particularly interesting not only for locals, but also for newcomers. The location of the property is characterized by its quiet residential character, which nevertheless has an excellent infrastructure. Shopping facilities, schools, doctors and leisure facilities are in the immediate vicinity, making life extremely convenient. Commuters benefit from the good S-Bahn connections: The S2 takes you quickly and directly to Munich city center. Munich Airport can also be reached by car in around 15 to 20 minutes - ideal for frequent travelers and commuters.



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## Other information

Es liegt ein Energiebedarfsausweis vor. Dieser ist gültig bis 13.11.2034. Endenergiebedarf beträgt 316.95 kwh/(m<sup>2</sup>\*a). Wesentlicher Energieträger der Heizung ist Gas. Das Baujahr des Objekts lt. Energieausweis ist 1960. Die Energieeffizienzklasse ist H. 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 Section 11 (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:

Bernd Strohmeier

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*To Disclaimer of von Poll Immobilien GmbH*

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