

Tübingen – Hagelloch

# Lukratives 4-Familien-Haus, Kapitalanlage oder zum Aufteilen

Property ID: 23349012



PURCHASE PRICE: 1.129.000 EUR • LIVING SPACE: ca. 299 m<sup>2</sup> • ROOMS: 12 • LAND AREA: 664 m<sup>2</sup>

Property ID: 23349012 - 72070 Tübingen – Hagelloch

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## At a glance

|                      |   |
|----------------------|---|
| Property ID          | 23349012                                |
| Living Space         | ca. 299 m <sup>2</sup>                  |
| Roof Type            | Pitched roof                            |
| Rooms                | 12                                      |
| Bathrooms            | 5                                       |
| Year of construction | 1976                                    |
| Type of parking      | 2 x Car port, 3 x Outdoor parking space |

|                               |   |
|-------------------------------|---|
| Purchase Price                | 1.129.000 EUR   |
| Commission                    | Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises |
| Modernisation / Refurbishment | 2019  |
| Condition of property         | Well-maintained   |
| Construction method           | Solid   |
| Usable Space                  | ca. 125 m <sup>2</sup>  |
| Equipment                     | Terrace, Guest WC, Garden / shared use, Built-in kitchen, Balcony         |

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## Energy Data

|                                |                              |  |                                |
|--------------------------------|------------------------------|--|--------------------------------|
| Type of heating                | Single-storey heating system | Energy Certificate                                   | Energy consumption certificate |
| Energy Source                  | Oil                          | Final energy consumption                             | 115.00 kWh/m <sup>2</sup> a    |
| Energy certificate valid until | 24.02.2030                   | Energy efficiency class                              | D                              |
| Power Source                   | Oil                          | Year of construction according to energy certificate | 1976                           |

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## A first impression

+++ Please understand that we can only answer inquiries with COMPLETE personal details (complete address, telephone number and e-mail) +++ This well-kept and modernized 4-family house is situated in a beautiful panoramic location in Tübingen-Hagelloch. The property was built by an architect in 1976. Thanks to constant renovation and maintenance measures, the property is in a well-kept condition. In 2009 and 2019, parts of the house such as kitchens, bathrooms and parts of the electronics were renewed. Floors were also replaced and painting work carried out. In addition to the four main apartments, the property has another converted area in the basement, which can be used for a variety of purposes. All residential units in the property have a separate entrance. Three of the four residential units are currently let. Due to the sale, the vacant apartment was deliberately not re-let. The property has 2 carport parking spaces and 3 outdoor parking spaces. The property's oil heating system dates from 2008. +++ Please understand that we can only answer inquiries with COMPLETE personal details (complete address, telephone number and e-mail) +++

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## Details of amenities

- 4 apartments
- further adjoining rooms
- Oil heating from 2008
- 2 carport parking spaces
- 3 outdoor parking spaces

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## All about the location

Hagelloch, a picturesque district of the university town of Tübingen, offers an idyllic residential location close to nature. Hagelloch is well connected via the L370 country road and regular bus connections, meaning that Tübingen city center as well as the B28 and A81 are easily accessible. For families, there is an elementary school and kindergartens in the area. Stores for daily needs can be found in the center of Hagelloch. There are plenty of leisure activities on offer: Walks, hikes and bike tours in the surrounding forests and fields as well as various clubs and the nearby outdoor pool in Tübingen offer numerous options for recreation and active leisure activities. Hagelloch is an attractive and family-friendly district of Tübingen, which impresses with its idyllic location, proximity to nature and good infrastructure. The harmonious combination of rural tranquility and urban proximity makes Hagelloch an ideal place to live for families, couples and individuals looking for a high quality of life in a charming environment.

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## Other information

Es liegt ein Energieverbrauchsausweis vor. Dieser ist gültig bis 24.2.2030. Endenergieverbrauch beträgt 115.00 kwh/(m<sup>2</sup>\*a). Wesentlicher Energieträger der Heizung ist Öl. Das Baujahr des Objekts lt. Energieausweis ist 1976. Die Energieeffizienzklasse ist D. MONEY LAUNDERING: As a real estate brokerage company, von Poll Immobilien GmbH is obliged under Section 2 (1) No. 14 and Section 10 (3) of the German Money Laundering Act (GwG) to establish and verify the identity of the contractual partner when establishing a business relationship. 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 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. PROVISIONAL NOTE: A brokerage contract is concluded when an inquiry is made to and by using the services of von Poll Immobilien GmbH. If the activities of VON POLL IMMOBILIEN GmbH result in an effective main contract with the owner, the interested party does not have to pay any commission upon conclusion of a rental contract. - of a RENTAL AGREEMENT, the interested party does not have to pay any commission/broker's fee to VON POLL IMMOBILIEN GmbH. - In the case of a PURCHASE AGREEMENT, the interested party must pay the standard local commission/broker's fee to von Poll Immobilien GmbH against invoice. 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.

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## Contact partner

For further information, please contact your contact person:

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*To Disclaimer of von Poll Immobilien GmbH*

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