Berlin – Französisch Buchholz

Family-friendly urban villa with air source heat pump, 5 rooms and balcony surrounded by greenery!

Property ID: 24071050D

PURCHASE PRICE: 699.000 EUR • **LIVING SPACE:** ca. 130 m² • **ROOMS:** 5 • **LAND AREA:** 532 m²

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At a glance

Property ID	24071050D
Living Space	ca. 130 m²
Rooms	5
Bedrooms	4
Bathrooms	2
Year of construction	2012
Type of parking	2 x Outdoor parking space, 1 x Garage

Purchase Price	699.000 EUR
Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Condition of property	Well-maintained
Construction method	Solid
Equipment	Terrace, Guest WC, Garden / shared use, Built-in kitchen, Balcony

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Energy Data

Type of heating	Underfloor heating
Energy Source	Air-to-water heat pump
Energy certificate valid until	02.07.2034
Power Source	Air-to-water heat pump

Energy Certificate	Energy demand certificate
Final Energy Demand	33.48 kWh/m²a
Energy efficiency class	A
Year of construction according to energy certificate	2012

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The property

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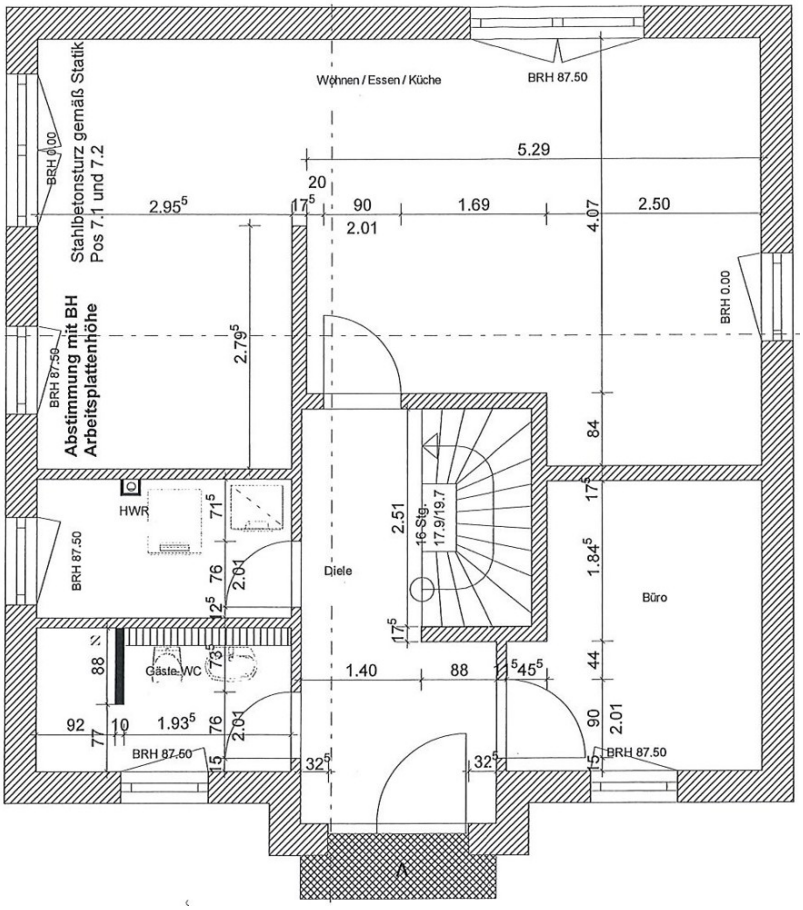
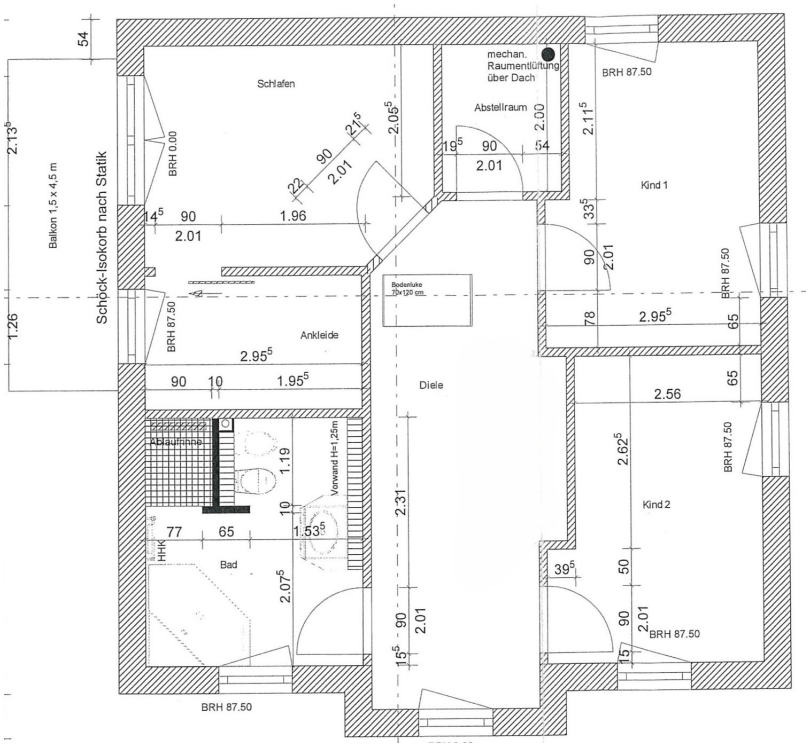
Floor plans





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.

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A first impression

For sale is an energy-efficient town villa built in 2012 in solid construction. The detached house is located on a corner plot in a quiet side street in Französisch-Buchholz and offers an ideal home on approx. 130 m². The family-friendly house impresses with an individual floor plan, a very well-kept condition, a variety of features and the green surroundings. The numerous windows provide plenty of light and a magnificent view of the well-tended garden. Large rooms, triple glazing with electric external blinds and underfloor heating throughout the house ensure a cozy living atmosphere. The wooden staircase is a real eye-catcher in the spacious hallway. Passing the guest WC with shower and a small study as well as the utility room with washing machine connection, you reach the bright and friendly living room with open kitchen and two terrace entrances on the east and west sides. The bedroom with dressing room and balcony, from which you can enjoy the view of the greenery, awaits you on the upper floor. Two further bedrooms, a bathroom with shower and corner bath and a storage room are also located on this level - the highlight is the floor-to-ceiling window in the hallway on the upper floor. An attic is available for storage purposes. The house is heated and the hot water is provided by an air heat pump. A large garage with electric door was built in 2020 - further parking spaces for your cars are available. The large, well-kept garden with garden shed and large terrace offers plenty of space for fun and games with your family.

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Details of amenities

- Fitted kitchen
- Underfloor heating
- Triple glazing
- Electric external blinds
- West-facing balcony with awning
- Two terrace entrances in the living room
- West-facing terrace
- Air heat pump
- Garage with electric door from 2020
- Further outdoor parking spaces
- Garden shed for storage purposes

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All about the location

Single-family homes characterize the surrounding area in the north of Berlin-Pankow in Französisch-Buchholz. You can relax in the nearby Arkenberge, in the Blankenfelde Botanical Park or in the extensive nature reserves in the immediate vicinity. Ideally located in terms of transportation, you can reach the A114 within a few minutes, which will take you into Berlin city center via Prenzlauer Allee and also provides access to the Berliner Ring. There are also good public transport connections. In the direction of the city center, you can take the TRAM 50, which can be reached on foot in approx. 20 minutes. This will take you to Pankow S-Bahn and U-Bahn station in just 15 minutes. The S-Bahn lines S2, S8 and S9 as well as the U-Bahn line U2 will take you to any destination in Berlin. There is also a direct connection to BER airport from here. With one of the highest growth rates, the district of Pankow is one of the most popular residential districts in Berlin.

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Other information

Es liegt ein Energiebedarfsausweis vor. Dieser ist gültig bis 2.7.2034. Endenergiebedarf beträgt 33.48 kwh/(m²*a). Wesentlicher Energieträger der Heizung ist Luft/wasser Wärmepumpe. Das Baujahr des Objekts lt. Energieausweis ist 2012. Die Energieeffizienzklasse ist A. 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.

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Contact partner

For further information, please contact your contact person:

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