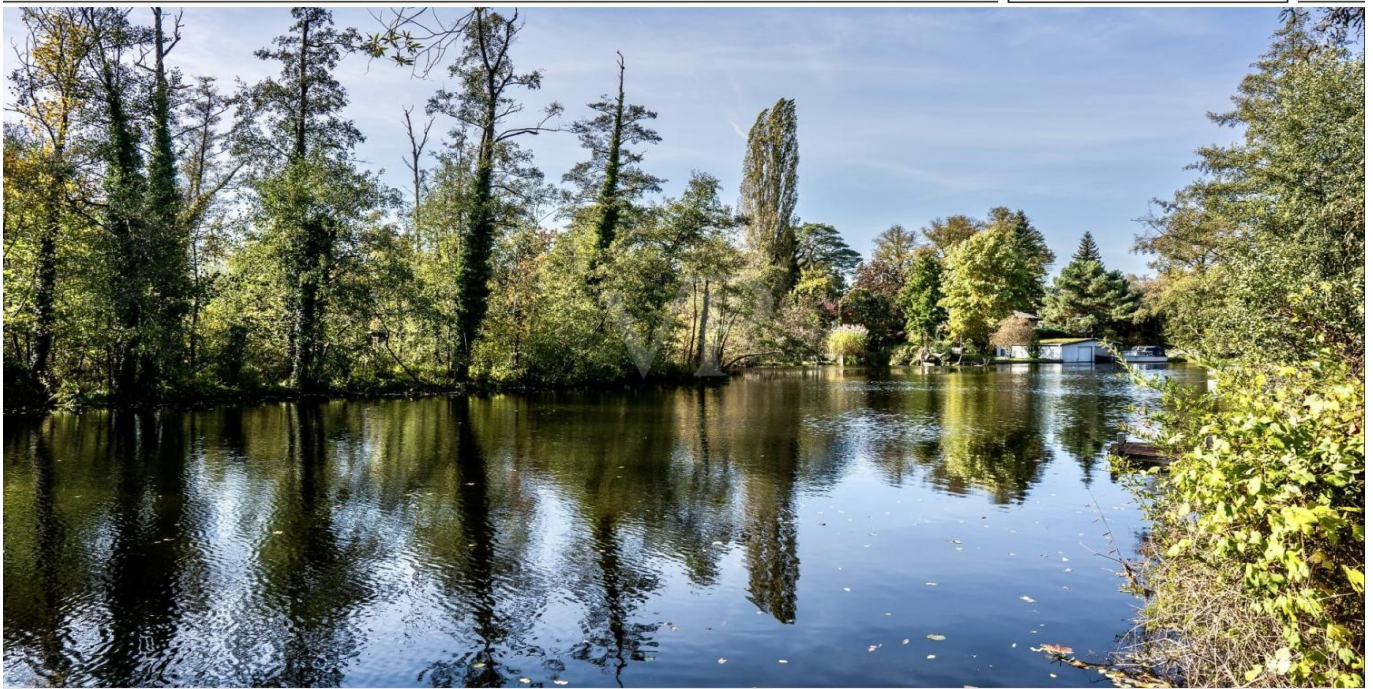


Berlin / Hessenwinkel

# Dreamy detached house on Lake Hubertussee with beautiful wooden decorations

Property ID: 24068043



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**PURCHASE PRICE: 730.000 EUR • LIVING SPACE: ca. 105 m<sup>2</sup> • ROOMS: 5 • LAND AREA: 1.080 m<sup>2</sup>**

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## At a glance

Property ID	24068043	Purchase Price	730.000 EUR
Living Space	ca. 105 m <sup>2</sup>	Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Roof Type	Half-hipped roof	Modernisation / Refurbishment	1997
Rooms	5	Condition of property	In need of renovation
Bedrooms	4	Construction method	Timber frame
Bathrooms	1	Usable Space	ca. 91 m <sup>2</sup>
Year of construction	1931	Equipment	Terrace, Built-in kitchen
Type of parking	1 x Garage		

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## Energy Data

Type of heating	Central heating	Energy Certificate	Energy demand certificate
Energy Source	Gas	Final Energy Demand	248.50 kWh/m <sup>2</sup> a
Energy certificate valid until	22.10.2034	Energy efficiency class	G
Power Source	Gas	Year of construction according to energy certificate	1997

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## The property



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## The property



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## A first impression

This special detached house was built around 1931 in a two-storey timber construction at the front of the property. The living space comprises approx. 105 m<sup>2</sup> and is divided into five spacious rooms, a large hallway, a kitchen and a bathroom with bathtub. Charming double casement windows, pretty floorboards and cast-iron radiators are just some of the features of the period. The beautiful coffered ceilings in each room are particularly eye-catching and leave a lasting impression alongside the special wall paneling. Upon entering the property, a spacious hallway, a kitchen with access to the basement, a large room and a further room with access to the terrace open up on the first floor. Both rooms are connected by a pretty double door which, when opened, creates a feeling of spaciousness. Another feast for the eyes is the impressive staircase, which provides access to the upper floor. As the upper floor has no sloping ceilings, it conveys a lot of space and generosity. There are three cozy bedrooms on this level as well as an individually designed bathroom with a bathtub and tiles from the 1930s. The building has a full basement and access is from the kitchen or the garden. With a height of approx. 2.20 m and a usable area of approx. 53 m<sup>2</sup>, five practical rooms are distributed here. This level not only offers space for the heating system (built in 1997), but also has a sauna and a shower. The room below the terrace has a structural defect and would therefore have to be demolished. Nothing would then stand in the way of building a new terrace with direct access to the garden. Due to the wooden construction of the house, the property would have to be adapted to today's energy standards. External insulation would allow the façade to be redesigned and the building to shine in new splendor. Nestled in an attractive residential area, this special property is situated on a plot of approx. 1,080 m<sup>2</sup> directly on the waterfront of the Hubertussee. It is overgrown with trees and shrubs and is currently left in its natural state. A solid garage is located at the front of the property and, with its approx. 38 m<sup>2</sup>, provides sheltered storage for vehicles or belongings. Due to the direct waterfront location on the Hubertussee, the property also includes a water area of approx. 306 m<sup>2</sup>, i.e. its own piece of lake. The waterfront location on the Hubertussee provides idyllic access to the Müggelspree, which flows into the Dämeritzsee or leads to the Müggelsee all the way to the city center or the Baltic Sea. Thanks to the ideal location of the property, there is a bus stop within walking distance and the Wilhelmshagen S-Bahn station or the Erkner regional train station can be reached in just a few stops on bus line 161. There are two restaurants, two supermarkets and a 4\* hotel with restaurant within walking distance. The connection to BER airport or TESLA via the A10 is also ideal.

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## Details of amenities

- Elaborate ceiling and wall design
- 2-storey construction without pitched roofs
- Solar support for hot water
- Gas heating (built 1997)
- Double box window
- cast iron radiators
- floorboards
- 30s tiles

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## All about the location

Geography: Rahnsdorf is the easternmost district of Berlin and is made up of the districts of Hessenwinkel, Wilhelmshagen, Neu-Venedig and Rahnsdorf. Rahnsdorf is home to several small villa colonies and idyllic detached house estates. Tourists visit Rahnsdorf mainly because of the Müggelsee lake. Rahnsdorf currently has a population of around 9,856. Location / traffic: The district has two train stations on the Berlin-Frankfurt/Oder and Berlin-Potsdam lines, one in Rahnsdorf and the other in Wilhelmshagen. Both are served by the S3 line of the Berlin S-Bahn. From the Rahnsdorf S-Bahn station there is a historic streetcar connection to Woltersdorf. The BVG streetcar line 61 runs from Rahnsdorf/Waldschänke station via Friedrichshagen and Köpenick to the science city of Adlershof. The BVG bus line 161 currently runs every 20 minutes during the day and connects the two S-Bahn stations as well as the final stop of streetcar line 61 with the district. It also offers a connection to Erkner and Schöneiche. At night, the N61 line serves the district and connects the three S-Bahn stations Wilhelmshagen, Rahnsdorf and Friedrichshagen. The F23 ferry line runs on the Müggelspree, which has been operated by the Weiße Flotte Stralsund on behalf of BVG since 2014 and is powered by solar energy. In addition, the F24 is one of three manually operated ferries in Germany that runs between Rahnsdorf/Kruggasse and Müggelheim/Spreewiesen at weekends and on public holidays. The center of Berlin can be reached by car in approx. 45 minutes and the A10, which provides connections in all directions, can be reached in approx. 10 minutes. The capital's airport BER is only approx. 27 km away and can be reached by car in approx. 40 minutes via the A10. Infrastructure: Schools in Rahnsdorf: 1 elementary school, grammar schools in Erkner or Friedrichshagen Daycare centers: 9 Shopping: 5 supermarkets, 2 bakeries, 1 petrol station Leisure / sport / nature: Rahnsdorf has many regional highlights to offer with its proximity to Müggelsee (including lidos, waterside restaurants and a wide range of water sports), its old fishing village, the idyllic canals of Neu-Venedig and Dämeritzsee. In addition, the R1 European Cycle Route runs directly through Hessenwinkel and covers over 4,500 and 5,100 km as a long-distance cycle route from London in the UK to Helsinki in Finland and Moscow in Russia respectively.

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## Other information

Es liegt ein Energiebedarfsausweis vor. Dieser ist gültig bis 22.10.2034. Endenergiebedarf beträgt 248.50 kwh/(m<sup>2</sup>\*a). Wesentlicher Energieträger der Heizung ist Gas. Das Baujahr des Objekts lt. Energieausweis ist 1997. Die Energieeffizienzklasse ist G. 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. All information in this exposé (property description, dimensions, prices, etc.) is based on information provided by the seller (or a third party). VON POLL IMMOBILIEN has only checked this information for plausibility and assumes no further liability for it. VON POLL IMMOBILIEN is liable for intent and gross negligence. In the event of simple negligence, VON POLL IMMOBILIEN shall only be liable for breaches of material rights and obligations arising from the content and purpose of the brokerage agreement.

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## Contact partner

For further information, please contact your contact person:

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