

Düsseldorf – Rath

# Reihenendhaus mit Garage und viel Gestaltungspotenzial zu einem späteren Zeitpunkt

Property ID: 25013091KA



PURCHASE PRICE: 395.000 EUR • LIVING SPACE: ca. 123 m<sup>2</sup> • ROOMS: 4 • LAND AREA: 239 m<sup>2</sup>

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## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | 25013091KA  |
| Living Space         | ca. 123 m²  |
| Roof Type            | Gabled roof |
| Rooms                | 4           |
| Bedrooms             | 3           |
| Bathrooms            | 1           |
| Year of construction | 1956        |
| Type of parking      | 1 x Garage  |

|                               |                                                                          |
|-------------------------------|--------------------------------------------------------------------------|
| Purchase Price                | 395.000 EUR                                                              |
| Commission                    | Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price |
| Modernisation / Refurbishment | 2023                                                                     |
| Condition of property         | Needs renovation                                                         |
| Construction method           | Solid                                                                    |
| Usable Space                  | ca. 50 m²                                                                |
| Rentable space                | ca. 123 m²                                                               |
| Equipment                     | Terrace, Guest WC, Garden / shared use, Balcony                          |

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## Energy Data

|                                |                 |
|--------------------------------|-----------------|
| Type of heating                | Central heating |
| Energy Source                  | Gas             |
| Energy certificate valid until | 02.04.2035      |
| Power Source                   | Gas             |

|                                                      |                           |
|------------------------------------------------------|---------------------------|
| Energy Certificate                                   | Energy demand certificate |
| Final Energy Demand                                  | 182.83 kWh/m²a            |
| Energy efficiency class                              | F                         |
| Year of construction according to energy certificate | 1956                      |

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## The property



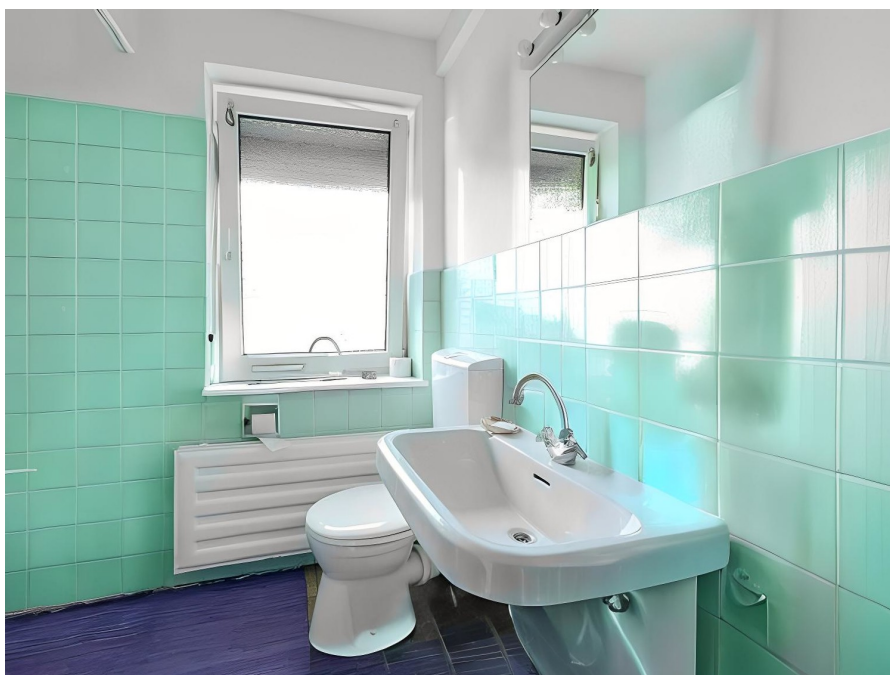
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## The property



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## The property



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## A first impression

A charming end-terrace house from 1956 is for sale, which offers a variety of uses with a living space of approx. 123 m<sup>2</sup> and a plot of around 239 m<sup>2</sup>. The house extends over two floors and has a total of five rooms - including four possible bedrooms and a bathroom. An additional guest WC on the first floor provides additional comfort in everyday life. The heart of the house is the cozy eat-in kitchen, which offers direct access to the garden and terrace. Especially in the warmer months, this area invites you to linger and relax. The classic pitched roof and rendered façade lend the house a timeless charm. The house has a full basement and therefore offers plenty of storage space. The attic can also be used as additional storage space, which further expands the possible uses. A garage right next to the house provides convenient access and makes parking easier. Targeted modernizations were carried out up to 2023: The central heating was renewed and the windows were replaced with double-glazed plastic frame windows back in 1980. Nevertheless, the house is in need of renovation, making it an exciting project for handy buyers who want to unleash the full potential of this property. The house has been rented to friendly, older tenants for over 30 years, who currently pay a net rent of EUR 1,360 per month. This stable rental income initially makes the property particularly interesting for investors. At the same time, the solid basis offers the opportunity to use the house yourself after further modernization or to offer it on the rental market again. The terraced end-terrace house impresses with its quiet, family-friendly location. Thanks to its good connections, it is ideal for commuters or families looking for a harmonious balance between urban life and a relaxed living atmosphere. Overall, this house impresses with its practical room layout, generous amount of space and development potential. For prospective buyers looking for long-term use, this is an opportunity to settle down in a charming residential area or to make an attractive investment.

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## Details of amenities

- End terraced house
- Garage right next to the house
- Plaster facade
- pitched roof
- Balcony on the 1st floor
- Eat-in kitchen with access to the garden and terrace
- guest WC
- Full basement
- Attic can also be used as storage space
- rented to solid and friendly older tenants for over 30 years for a net rent of 1360 euros
- quiet, family-friendly residential area
- very good connections
- initially interesting as a capital investment and later for owner-occupation or for further rental after modernization

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## Other information

Es liegt ein Energiebedarfsausweis vor. Dieser ist gültig bis 2.4.2035. Endenergiebedarf beträgt 182.83 kwh/(m²\*a). Wesentlicher Energieträger der Heizung ist Gas. Das Baujahr des Objekts lt. Energieausweis ist 1956. Die Energieeffizienzklasse ist F. On request, we will be happy to send you a detailed exposé with further information, a floor plan and a site plan or answer your initial questions by telephone! Thank you, we look forward to your inquiry or your call! Brokerage contract: You conclude a brokerage contract with VON POLL IMMOBILIEN if you use the services of VON POLL IMMOBILIEN with knowledge of the commission obligation. Commission: If you conclude a purchase contract that is attributable to the activities of VON POLL IMMOBILIEN, you as the buyer must pay the standard local commission to VON POLL IMMOBILIEN GmbH. The commission is due when the purchase contract becomes effective. Right of withdrawal: Your right of withdrawal is regulated in § 355 of the German Civil Code (BGB) and protects you as a consumer from contractual conditions. As a consumer, you have the right, under certain conditions, to withdraw from a contract that has already been concluded within the statutory periods by declaring your withdrawal. MONEY LAUNDERING: As a real estate brokerage company, von Poll Immobilien GmbH is obliged under § 1, 2 para. 1 no. 10, 4 para. 3 of the Money Laundering Act (GwG) to establish and verify the identity of the contractual partner before establishing a business relationship. For this purpose, it is necessary for us to record the relevant data of your identity card - for example by means of a copy. The Money Laundering Act (GwG) stipulates that the broker must keep the copies or documents for five years. 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:

Claudia Brakonier & Marius Grumbt

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Kaiserstraße 50 Düsseldorf  
E-Mail: [Duesseldorf@von-poll.com](mailto:Duesseldorf@von-poll.com)

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