

Malente

Großes Wohnhaus mit naturnahem Grundstück und eigenem Teich

VP azonosító: 25053059



www.von-poll.com

VÉTELÁR: 750.000 EUR • HASZNOS LAKÓTÉR: ca. 202,9 m² • SZOBÁK: 7 • FÖLDTERÜLET: 4.649 m²

VP azonosító: 25053059 - 23714 Malente

- Áttekintés
- Az ingatlan
- Áttekintés: Energia adatok
- Az első benyomás
- Részletes felszereltség
- Minden a helyszínról?
- További információ / adatok
- Kapcsolattartó

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Áttekintés

VP azonosító	25053059
Hasznos lakótér	ca. 202,9 m ²
Tet? formája	Nyeregtet?
Szobák	7
Hálósobák	5
FÜRDOSZOBÁK	3
ÉPÍTÉS ÉVE	1962
PARKOLÁSI LEHET?SÉGEK	1 x Garázs

Vételár	750.000 EUR
Ház	Családi ház
Jutalék	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Modernizálás / Felújítás	2015
AZ INGATLAN ÁLLAPOTA	Korszer?sített
Kivitelezési módszer	Szilárd
Hasznos terület	ca. 30 m ²
Felszereltség	Terasz, Vendég WC, Kandalló, Kert / közös használat, Beépített konyha

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Áttekintés: Energia adatok

Fűtési rendszer	Központi fűtés
Energiaforrás	Olaj
Energia tanúsítvány érvényességének lejáratá	15.05.2035
Energiaforrás	Olaj

Energiatanúsítvány	Energetikai tanúsítvány
Teljes energiaigény	197.20 kWh/m²a
Energiahatékonysági besorolás / Energetikai tanúsítvány	F
Építési év az energiatanúsítvány szerint	1962

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Az ingatlan



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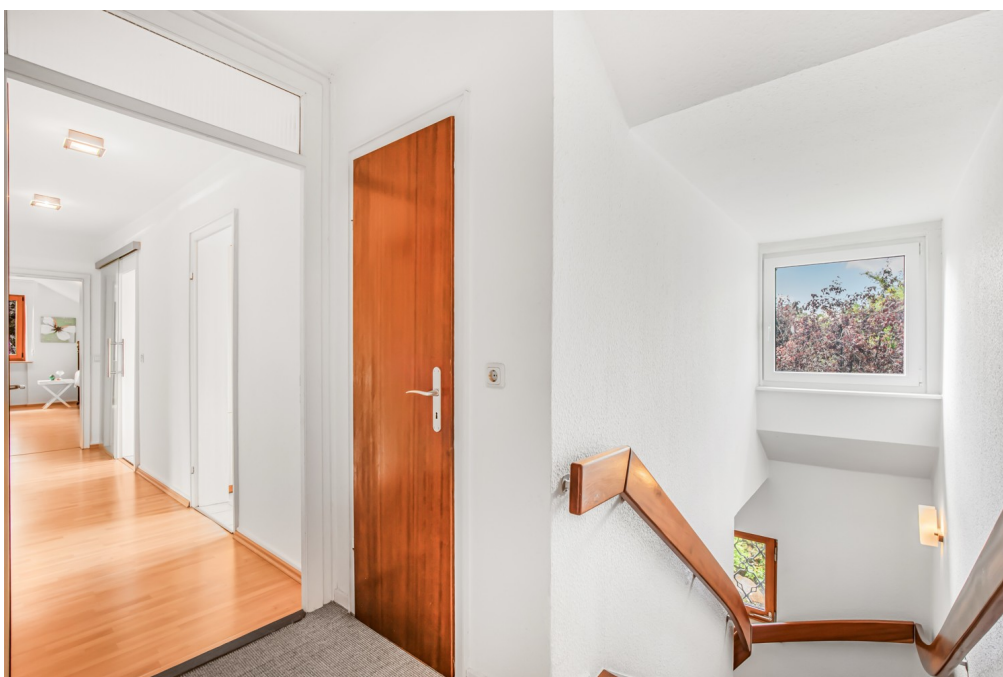
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FÜR SIE IN DEN BESTEN LAGEN



IHRE IMMOBILIENSPEZIALISTEN

Eigentümern bieten wir eine kostenfreie und unverbindliche
Marktpreiseinschätzung ihrer Immobilie an.

Kontaktieren Sie uns, wir freuen uns darauf, Sie persönlich und individuell zu beraten.

T.: 04521 - 76 45 90

Shop Eutin | Peterstraße 1 | 23701 Eutin | eutin@von-poll.com

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Az ingatlan

VON POLL
IMMOBILIEN

Eine *ausgezeichnete* Wahl:
VON POLL IMMOBILIEN.

Capital
MAKLER-KOMPASS
HEFT 10/2023
Top-Makler Kiel
★★★★★
Höchstnote für
von Poll Immobilien
Quelle: IFR Institut
18 TEST: 5.000 Makler
GEHTIG: 10/23

MONEY
HÖCHSTE
KUNDEN-
ZUFRIEDEN-
HEIT
VON POLL IMMOBILIEN
12 weitere Anbieter
erhielten die Testsieger-Gal
im Test: 44 Immobilien-
makler in Deutschland
Ausgabe 9/2024
★★★★★

TEST
UNTERNEHMEN
DES JAHRES
2025
VON POLL IMMOBILIEN
ANALYSE
KUNDENZUFRIEDENHEIT
★★★★★
FÜR 2024
DEUTSCHLANDTEST

DEUTSCHLAND
TEST
HÖCHSTE
REPUTATION
PRÄMIER
„HERAUSRAGEND“
VON POLL IMMOBILIEN
ANALYSE
FOUR STAR (DEUTSCHLANDTEST)

F.A.Z. INSTITUT
DEUTSCHLANDS
BEGEHRTESTE
IMMOBILIENMAKLER
VON POLL IMMOBILIEN
Basis: Anbieterreputation
02/2025
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Az elso benyomás

Am Stadtrand von Malente in einer ruhigen Sackgassenlage steht dieses 1962/63 massiv errichtete Wohnhaus. Die großzügige Gesamtwohnfläche von knapp über 200m² aufgeteilt auf 2 Wohnungen, bieten hier eine tolle Möglichkeit für Mehrgenerationenwohnen, die große Familie oder, dank Glasfaseranschluss, Wohnen und Arbeiten unter einem Dach. Auch eine (Ferien-)Vermietung einer der Wohneinheiten ist möglich, sollte man nicht für das ganze Haus eine eigene Verwendung haben. Von der Straße aus wirkt die Immobilie noch etwas unscheinbar. Der gut eingewachsene Garten lässt nur wenige neugierige Blicke zu. Doch die gepflasterten Zuwegungen und Auffahrt, die rechts im Haus integrierte Garage, Kupferregenrinnen und 2005 neu eingedeckte, glasierte Dachpfannen lassen bereits hier erahnen, dass es sich um ein besonderes und gepflegtes Haus handelt. Hinter der 2014 erneuerten Haustür trennt ein gemeinsamer Windfang das Erdgeschoss vom Dachgeschoss. Das Erdgeschoss empfängt einen in einem großen Eingangsflur, der alle übrigen Räume miteinander verbindet. Zur Gartenseite findet man hier ein Esszimmer mit einem großen Durchgang zum Wohnzimmer mit Kachelofen. Weiterhin zum Garten befindet sich ein großes Schlafzimmer. Sowohl Wohnzimmer als auch Schlafzimmer verfügen über einen eigenen Ausgang zum Garten. Auf der dem Garten abgewandten Seite liegt ein Badezimmer mit Wanne und Dusche, eine Küche mit Einbauküchenzeile sowie ein Vorratsraum und die Heizungsräume mit einer weiteren, seitlichen Eingangstür. Das Dachgeschoss ist über eine Holzterrasse aus dem Windfang zu erreichen. Diese Etage bietet mit einem Wohnzimmer, vier weiteren Zimmern, einer Küche einem Bad mit Wanne und Dusche sowie einem Gäste-WC vielfältige Gestaltungsmöglichkeiten. Kleine Abseiten bieten guten Stauraum. Der hohe Drempe und die zwei großen Gauben lassen die Räumlichkeiten nicht wie ein typisches Dachgeschoss wirken. Das Haus steht auf ca. 4650m² großem Eigenland. Eine Besonderheit, die in dieser Größe trotz Stadtnähe nur selten zu finden ist. Doch nicht nur die Größe sticht heraus. Auf dem Grundstück befindet sich ein ca. 1000m² großer Naturteich. Schilf säumt das Ufer, Seerosen zieren die Oberfläche des Teiches, Graskarpfen, Frösche und Teichmuscheln haben sich angesiedelt, Graureiher und Eisvögel kommen regelmäßig zu Besuch und bieten dem geneigten Beobachter ein naturnahes Panorama direkt von der Wohnzimmercouch. Viele verschiedene Obstbäume und Beerensträucher versprechen im Spätsommer und Herbst die eine oder andere Leckerei. Ein Holz-Gartenhaus bietet Stauraum für Geräte und Brennholz. Die teilüberdachte, gepflasterte Terrasse bietet direkt am Haus einen geschützten Freisitz, aber auch im Garten finden sich zahlreiche Sitzplätze für jeden Sonnenstand. Neben der Eingangs erwähnten Garage, bietet die Auffahrt und der vor dem Haus liegende Grundstücksteil zahlreiche Parkmöglichkeiten für Sie, die Familie und

Gäste. Da Worte dieser schönen Immobilie nicht gerecht werden können, machen Sie sich gerne Ihr eigenes Bild und kommen für weitere Informationen oder einen Besichtigungstermin gerne auf uns zu.

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Részletes felszereltség

Massiv Gebaut

Glasfaseranschluss

Öl-Niedertemperaturkessel mit Warmwasserbereitung 2007

6x750l Kunststoff-Öltanks

Kachelofen im Wohnzimmer

Holzfenster (Teak oder Afzelia) mit neuem Isolierglas aus 2014

Außenjalousien im Erdgeschoss

Dach mit glasierten Dachpfannen aus 2005

Regenrinnen und Fallrohre aus Kupfer

Garage mit elektrischem Tor

großer Natur-Gartenteich

viele verschiedene Obstbäume und Beerensträucher

gepflasterte Zuwegungen und Auffahrt

gepflasterte Terrasse, teilüberdacht

großes Holz-Gartenhaus

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Minden a helyszínr?

Die Gemeinde liegt mitten in der Holsteinischen Schweiz. Der zentrale Ortsteil Bad Malente liegt zwischen dem Dieksee und dem Kellersee. Malente hat mit dem Bahnhof Bad Malente-Gremsmühlen an der Bahnstrecke Kiel – Lübeck im ½-Stunden-Takt Anschlüsse nach Kiel und Lübeck. Malente verfügt über alle Annehmlichkeiten des alltäglichen Lebens. Schulen, Kindergärten, Ärzte, Einkaufsmöglichkeiten aller Art, Boutiquen, viele Restaurants, etc. befinden sich in unmittelbarer Nähe. Besonders bekannt durch die vielen Seen und die besonderen Landschaften der Schleswig-Holsteinischen Schweiz, hat sich Bad Malente über die Jahre als Tourismusstandort entwickelt. Durch den hohen Freizeitwert und den Status einer Kurstadt haben sich in Malente neben vielen Hotels und Appartementshäusern auch Kliniken und Rehakliniken angesiedelt.

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További információ / adatok

Es liegt ein Energiebedarfsausweis vor. Dieser ist gültig bis 15.5.2035. Endenergiebedarf beträgt 197.20 kwh/(m²*a). Wesentlicher Energieträger der Heizung ist Öl. Das Baujahr des Objekts lt. Energieausweis ist 1962. Die Energieeffizienzklasse ist F.

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Kapcsolattartó

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