



BERLIN
BRANDENBURG
IMMOBILIEN

Immobilienexposé
NEAR STÖLPCHENSEE: BRIGHT GARDEN
MAISONETTE WITH A LARGE WINTER
GARDEN! IN TOP CONDITION!

Objekt-Nr.:
185613



Wohnung zum Kauf

NEAR STÖLPCHENSEE: BRIGHT GARDEN MAISONETTE WITH A LARGE WINTER GARDEN! IN TOP CONDITION!

Kaufpreis
641.500 €

185613	98,58 m ²	3	98,58 m ²	1991
Prop. number	Living space (ca.)	Rooms	Total area (ca.)	Construction year

Preise & Kosten

Preise	Kaufpreis	641.500 €
	Purchase price per m ²	6.507 €
	House money	374,45 €
Buyer's commission incl. VAT.	keine Käufer-Provision	

Die Immobilie

Weitere Flächen	Living space (ca.)	98,58 m ²
	Rooms	3
	Total area (ca.)	98,58 m ²

Räume und Flure	Location in the property (Floor)	-1
	Number of floors	4
	Number of bedrooms	2
	Bathrooms	1

Weitere Informationen	available from	immediately
------------------------------	----------------	-------------

Zustand und Bauart	Construction year	1991
	Condition	partially/wholly renovated

	Basement	Yes
Ausstattungsdetails	Bathroom	Window
	Kitchen	Fitted kitchen

Description

- small apartment house with 8 apartments
- duplex apartment located on the mezzanine / basement
- oil central heating
- 360°-Tour: <https://my.matterport.com/show/?m=droRhBvhQXZ>

Equipment

- large conservatory glazed to the floor
- spacious living area with open integrated kitchen
- parquet
- bright bathroom
- modern fitted kitchen with island

- 2 spacious, day-lit bedrooms in the basement

Location description

- quiet, idyllic service street in the Kohlhasenbrück district

- only approx. 200 m to the Stölpchensee, not far from the Wannsee and Havel

- good transport links to Berlin & Potsdam city center, e.g. the nearby motorway entrance to the A115

- bus stop just a few steps away

- supermarket within walking distance, all kinds of shops along the nearby Königstrasse

- kita, primary school and sports field in the immediate vicinity

- not far from Golf- und Land-Club Berlin Wannsee e. V.

Other

Commisson free

WHAT IS YOUR PROPERTY REALLY WORTH?

We offer a free value determination of your property by our experts.

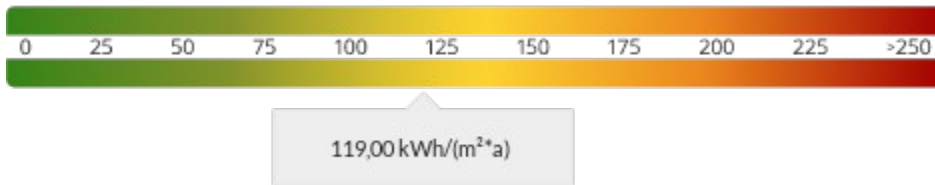
we can ensure a serious and timely sale.

You can also reach us on weekends under: 030-3277340.

Our office on Kurfürstendamm is open for you 7 days a week.

You can find more interesting, commission-based and commission-free offers from property developers, from condominiums to single-family houses and villas (private and commercial use) to high-yield rental houses for investors at www.bbi-immobilien.de

Energieverbrauchsausweis



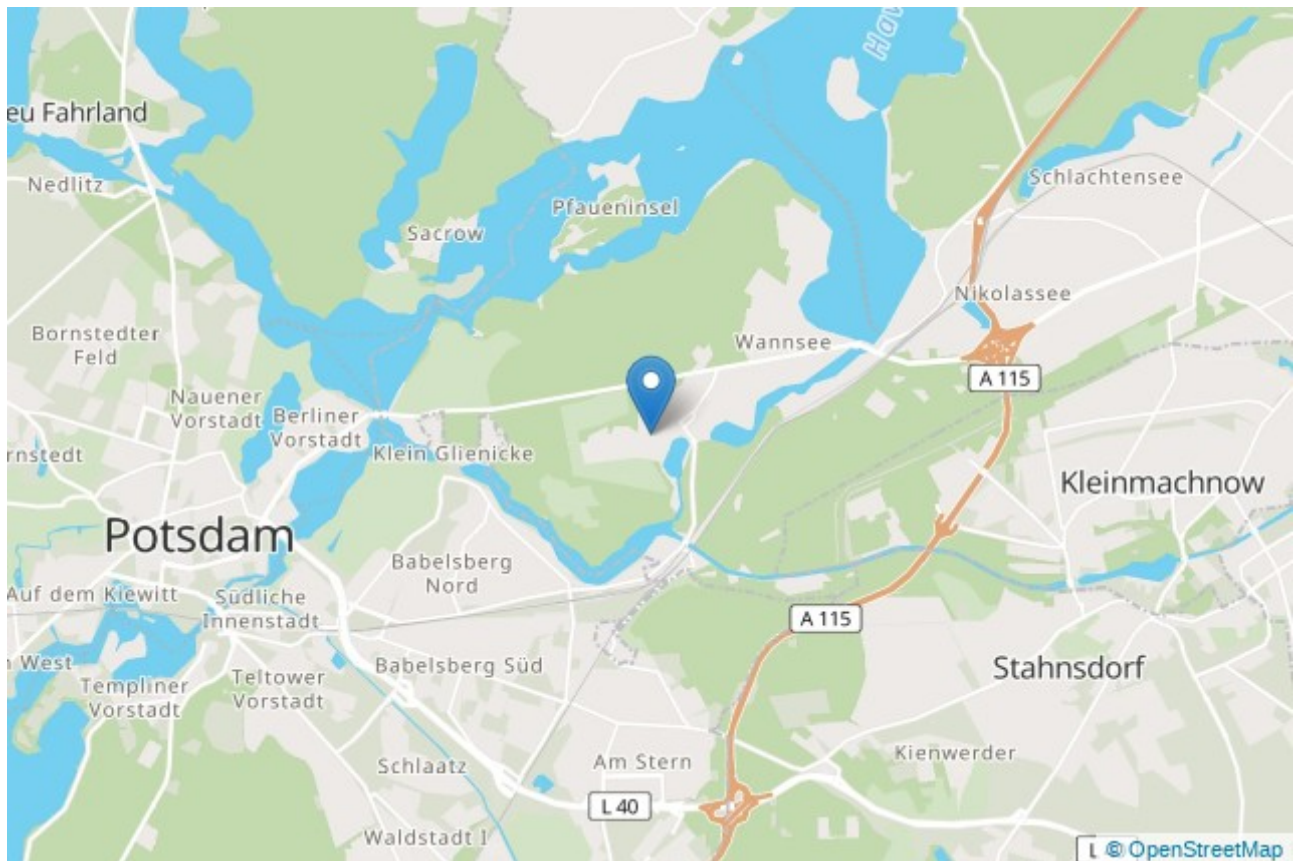
Endenergieverbrauch	119 kWh/(m²*a)
Energieverbrauch inkl. Warmwasser	✓
Hauptenergieträger	Oil
Primärenergieträger	OEL
Gültig bis	21.07.2029

Ihr Ansprechpartner

E-Mail info@bbi-immobilien.de

Lage und Umgebung

14109 Berlin - Wannsee





Hausansicht (1)



Wintergarten (2)



Wintergarten (1)



Küche_WE3 (2)



Küche_WE3 (1)



Küche_WE3 (9)



Wohnbereich (1)



Wohnbereich (2)



Wohnbereich (3)



Bad (2)



Flur (1)



Innentreppe (2)



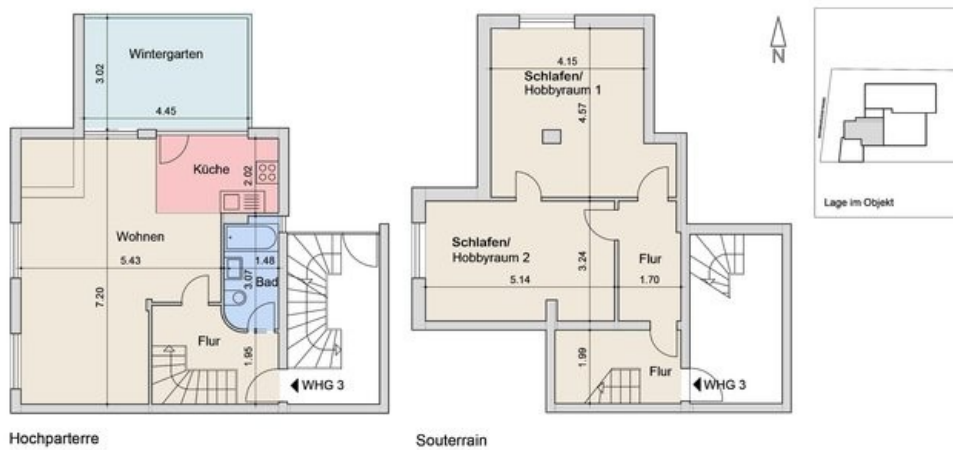
Flur Souterrain (2)



Schlafen (4)



Schlafen (2)



WE 3, HP/SOUT, 3 ZIMMER, 98,58 m²