

Düsseldorf – Angermund

# Freistehendes Haus in traumhafter Lage - ideal für Familien mit Kindern!

Property ID: 25013068VK



[www.von-poll.com](http://www.von-poll.com)

PURCHASE PRICE: 1.490.000 EUR • LIVING SPACE: ca. 226 m<sup>2</sup> • ROOMS: 6 • LAND AREA: 709 m<sup>2</sup>

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## At a glance

Property ID	25013068VK
Living Space	ca. 226 m²
Roof Type	Gabled roof
Available from	28.05.2025
Rooms	6
Bedrooms	4
Bathrooms	3
Year of construction	1973
Type of parking	1 x Outdoor parking space, 1 x Garage

Purchase Price	1.490.000 EUR
Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Condition of property	Well-maintained
Construction method	Solid
Usable Space	ca. 79 m²
Equipment	Terrace, Guest WC, Fireplace, Garden / shared use, Built-in kitchen

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## Energy Data

Type of heating	Central heating
Energy Source	Gas
Energy certificate valid until	23.11.2032
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	130.60 kWh/m²a
Energy efficiency class	E
Year of construction according to energy certificate	1973



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## A first impression

This detached family home with high-quality fittings is situated in a preferred location in Düsseldorf -Angermund. Idyllically and quietly situated, with a wonderful surrounding garden.

The detached house was built in 1973 and extended and modernized in 2002.

On 2 floors with approx. 286 m<sup>2</sup> of living space and further usable space in the attic, there are 6 bedrooms, as well as a large kitchen and a living room with fireplace. From the first floor you can step out onto the terrace/garden from almost every room via the floor-to-ceiling windows.

The first floor impresses with its spaciousness and, in addition to the inviting living area with fireplace, offers an open-plan kitchen with adjoining dining area and direct access to the terrace and garden. The kitchen is equipped with an elegant and timeless, bright fitted kitchen.

The entrance area is completed by a guest WC and the checkroom area.

Two timeless and modern bathrooms, a master bedroom and two children's bedrooms await you on the upper floor. The special feature of one of the children's rooms is that you can access the attic directly from this room via a room-saving staircase. This room was previously used as another playroom for the children.

You can also access the attic used for living purposes from the hallway via a separate staircase.

The basement offers a large hobby room, a utility room, a boiler room and a storage room.

The garage is spacious and has electricity, water and access to the garden. A separate "gardener's WC" is also available. A carport roof in front of the garage also provides sheltered parking for a second car. Behind it there is parking space for another car.

Come and view this house and discover the extraordinary charm of this property for yourself!



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## Details of amenities

- Covered house entrance / carport
- quiet location / friendly neighborhood
- large garage + additional parking space in front of the garage (2 spaces)
- solid masonry made of sand-lime brick
- open, high-quality and modern, bright fitted kitchen
- flooded with light thanks to floor-to-ceiling windows
- Manual external roller shutters
- fireplace
- high-quality floor coverings, natural stone, wooden floorboards, tiles
- stylish bathrooms (bath and shower)
- sep. G-WC
- Underfloor heating / gas central heating with central hot water preparation
- Partially electric external blinds on the first floor
- large garden with a fantastic south-facing terrace
- Storage area on the terrace
- 2 wooden garden sheds
- beautiful planting with trees, bushes, shrubs, flowering plants

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## All about the location

### Düsseldorf - Angermund

Angermund is the northernmost district of Düsseldorf and is located halfway between the city centers of Düsseldorf and Duisburg. The moated castle Heltorf with its wonderful castle park is known far beyond the borders of Düsseldorf. Angermund Castle from the 15th century is also located at the southern end of the old town center. It was considered the northernmost bastion of the Counts of Berg. The extraction of gravel also created several quarry ponds in and around Angermund, some of which can be used as bathing lakes today.

The beautiful village and the green surroundings of Angermund also offer numerous leisure activities. Fishermen, cyclists, tennis players and windsurfers all get their money's worth here. There are also plenty of kindergartens, elementary school, secondary schools as well as commercial and service businesses in Angermund. Angermund also has good transport links, both by car and by bus or train.

#### Shopping facilities:

Edeka, Angermunder Str. 40, 40489 Düsseldorf

Rewe, Flughafenstraße 120, 40474 Düsseldorf

Aldi Süd, Kieshecker Weg 100, 40468 Düsseldorf

#### Kindergartens:

Ev. Kindergarten Regenbogen, An den Linden 7, 40489 Düsseldorf

Municipal day care center, Angeraue 3, 40489 Düsseldorf

St. Agnes Catholic Kindergarten, Im Kleinen Winkel 11, 40489 Düsseldorf

#### Elementary school:

Friedrich-von-Spee elementary school, Am Litzgraben 28A, 40489 Düsseldorf

#### Secondary schools:

Kopernikus-Gymnasium, Duisburger Str. 112, 40885 Ratingen

Albert-Einstein-Gymnasium, Theodorstraße 297, 40472 Düsseldorf

#### Transport connections:

Autobahn A44, bus route 751,728, S-Bahn S1

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## Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 23.11.2032.

Endenergiebedarf beträgt 130.60 kwh/(m<sup>2</sup>\*a).

Wesentlicher Energieträger der Heizung ist Gas.

Das Baujahr des Objekts lt. Energieausweis ist 1973.

Die Energieeffizienzklasse ist E.

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!

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 a statutory period by declaring your withdrawal.

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## Contact partner

For further information, please contact your contact person:

Claudia Brakonier & Marius Grumbt

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Kaiserstraße 50, 40479 Düsseldorf

Tel.: +49 211 - 86 32 38 0

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

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