

Berlin – Französisch Buchholz

# Family-friendly urban villa with air source heat pump, 5 rooms and balcony surrounded by greenery!

*Property ID: 24071050D*



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**PURCHASE PRICE: 699.000 EUR • LIVING SPACE: ca. 130 m<sup>2</sup> • ROOMS: 5 • LAND AREA: 532 m<sup>2</sup>**

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## At a glance

Property ID	24071050D
Living Space	ca. 130 m²
Rooms	5
Bedrooms	4
Bathrooms	2
Year of construction	2012
Type of parking	2 x Outdoor parking space, 1 x Garage

Purchase Price	699.000 EUR
Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Condition of property	Well-maintained
Construction method	Solid
Equipment	Terrace, Guest WC, Garden / shared use, Built-in kitchen, Balcony

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## Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy Source	Air-to-water heat pump	Final Energy Demand	33.48 kWh/m²a
Energy certificate valid until	02.07.2034	Energy efficiency class	A
Power Source	Air-to-water heat pump	Year of construction according to energy certificate	2012

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## The property



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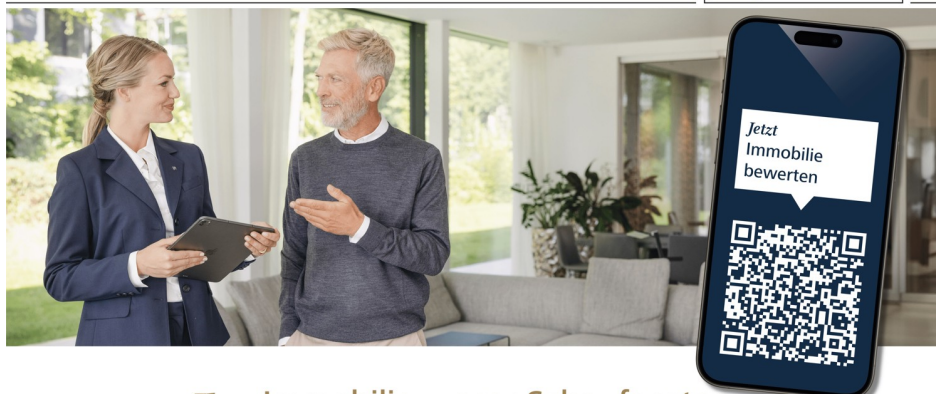
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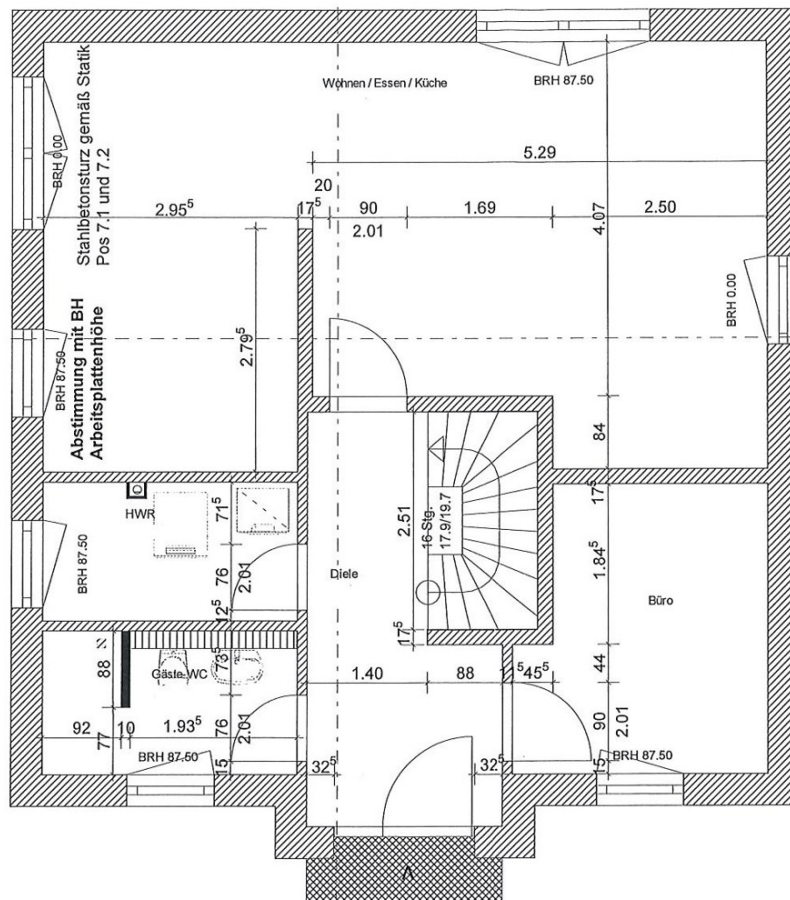
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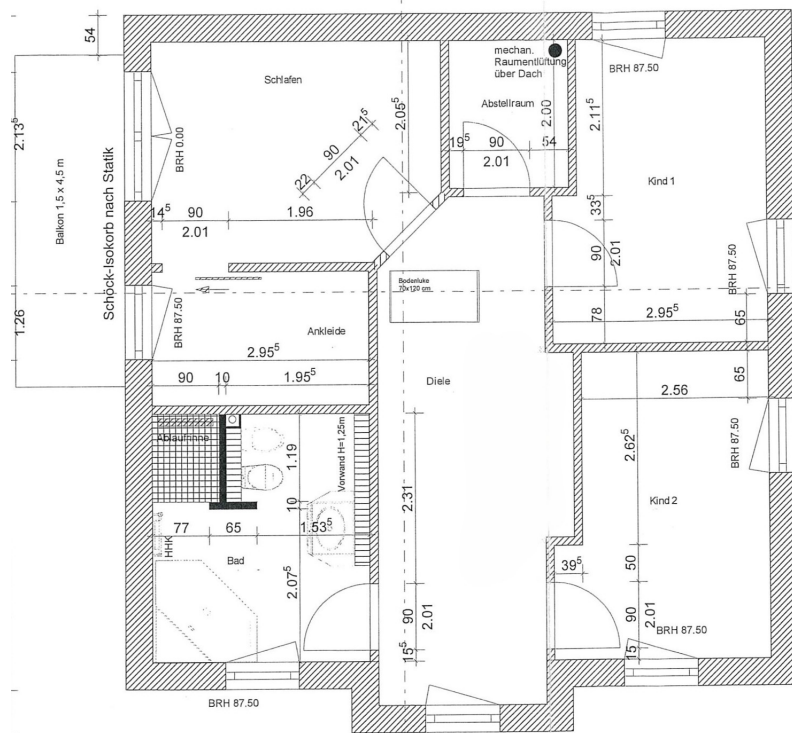
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## Floor plans





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## A first impression

For sale is an energy-efficient town villa built in 2012 in solid construction. The detached house is located on a corner plot in a quiet side street in Französisch-Buchholz and offers an ideal home on approx. 130 m². The family-friendly house impresses with an individual floor plan, a very well-kept condition, a variety of features and the green surroundings.

The numerous windows provide plenty of light and a magnificent view of the well-tended garden.

Large rooms, triple glazing with electric external blinds and underfloor heating throughout the house ensure a cozy living atmosphere.

The wooden staircase is a real eye-catcher in the spacious hallway. Passing the guest WC with shower and a small study as well as the utility room with washing machine connection, you reach the bright and friendly living room with open kitchen and two terrace entrances on the east and west sides.

The bedroom with dressing room and balcony, from which you can enjoy the view of the greenery, awaits you on the upper floor. Two further bedrooms, a bathroom with shower and corner bath and a storage room are also located on this level - the highlight is the floor-to-ceiling window in the hallway on the upper floor.

An attic is available for storage purposes.

The house is heated and the hot water is provided by an air heat pump.

A large garage with electric door was built in 2020 - further parking spaces for your cars are available.

The large, well-kept garden with garden shed and large terrace offers plenty of space for fun and games with your family.

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## Details of amenities

- Fitted kitchen
- Underfloor heating
- Triple glazing
- Electric external blinds
- West-facing balcony with awning
- Two terrace entrances in the living room
- West-facing terrace
- Air heat pump
- Garage with electric door from 2020
- Further outdoor parking spaces
- Garden shed for storage purposes

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## All about the location

Single-family homes characterize the surrounding area in the north of Berlin-Pankow in Französisch-Buchholz.

You can relax in the nearby Arkenberge, in the Blankenfelde Botanical Park or in the extensive nature reserves in the immediate vicinity.

Ideally located in terms of transportation, you can reach the A114 within a few minutes, which will take you into Berlin city center via Prenzlauer Allee and also provides access to the Berliner Ring.

There are also good public transport connections.

In the direction of the city center, you can take the TRAM 50, which can be reached on foot in approx. 20 minutes. This will take you to Pankow S-Bahn and U-Bahn station in just 15 minutes. The S-Bahn lines S2, S8 and S9 as well as the U-Bahn line U2 will take you to any destination in Berlin. There is also a direct connection to BER airport from here.

With one of the highest growth rates, the district of Pankow is one of the most popular residential districts in Berlin.

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## Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 2.7.2034.

Endenergiebedarf beträgt 33.48 kwh/(m<sup>2</sup>\*a).

Wesentlicher Energieträger der Heizung ist Luft/wasser Wärmepumpe.

Das Baujahr des Objekts lt. Energieausweis ist 2012.

Die Energieeffizienzklasse ist A.

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## Contact partner

For further information, please contact your contact person:

Ulf Sobeck

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