

Exposé

1-2 family house in shell construction with finished granny flat + further building plot in 2nd row



Object number: 437
Ground area: 1.139,00 m²
Living area: 190,00 m²
Sale price: € 1.100.000



Ihr Ansprechpartner:

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Adresse: 14469 Potsdam (OT Eiche)

Type: Single family house

storey: 2

Rooms: 7.00

number of bedrooms: 5

number of bathrooms: 3

Object state: Neuwertig

state: Rohbau, Einliegerwohnung im Souterrain bereits fertiggestellt

Fitted kitchen: Ja

number of separate toilet: 1

Terrace: Ja

cellar: Ja

Garten/mitbenutzung: Ja

Parking: Ja

Energy efficiency class: -

legally required information energy certificate: empty

Vacant from: sofort, in Absprache

Last modernization/ renovation: Rohbau mit fertig gestellter Einliegerwohnung

Suitable as a vacation home: Ja

Living area: 190,00 m²

Ground area: 1.139,00 m²

Garage / parking space: Aussenstellplatz

Agent Fee: 3,57 % Brutto vom beurkundeten Kaufpreis vom Käufer zu zahlen

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particularity: Fertigstellung des Rohbau-Haus nach eigenen Wünschen, Anbau/Umbau möglich, zuzüglich weiteres Bauland

Description short:

A 1-2 family shell house with finished granny flat + further building land in 2nd row, total floor area 1,139 m², plots are divided and developed.

*This Expose is available in German, English and Russian language.

Social-Media:

Facebook-link: <https://www.facebook.com/avimmobilienberlin/>

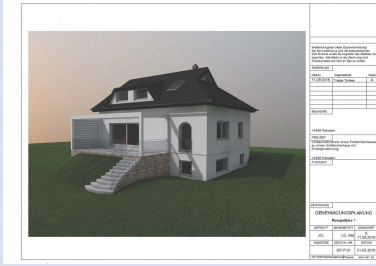
Instagram-link: <https://www.instagram.com/avimmobilienberlin/>

Description long:

On offer is a shell of a 1-2 family house in mint condition with granny flat and additional building land on a total plot area of 1,139 m².

The right of way to the property in the 2nd row is registered in the land register, the right of way with sufficient space for the passage for cars / lorries on the left side of the property, as well as another right of way with a narrower path on the right side directly to the property. This means that the property can be accessed from 2 sides.

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All development work for the house has already been carried out.

Layout:

- plot with a surface area of 1,086 m² including the proportionate 1st right of way
- 2nd right of way approx. = 53 m²
- Total: 1,139 m² plot area

However, the very large and already green plot can also be extended with the existing shell house, for example with a multi-generational family.

The new building/unfinished building with an already constructed and habitable granny flat can be converted and extended to suit your own wishes or expanded with extensions.

It is possible to build another 1-2 family house on the additional building land next to the shell of the house or to leave the large garden landscape as it is or to use it for yourself and your comfort.

There is enough open space to the side and behind the shell of the house for various activities.

There is also ample space behind the house for the construction of additional parking spaces.

Additional information and potential:

There is also the possibility of acquiring further plots directly next door (the right of way is shared), there is already an existing house (80s) on the middle level, in front of it to the street side and behind it further buildings are possible or to leave it as a green landscape. On request, we can also send you this complete exposé. Each of the individual plots is already divided with its own land register sheet. A maximum of 5 divided plots/houses are possible with this offer and the additionally purchasable one.

Equipment:

- 1-2 family house shell
- additional building plot for another 1-2 family house
- plot, total floor area 1,139 m²
- Right of way and footpath registered in the land register
- Development according to § 34 surrounding and neighbourhood development

- 1 New build/raw house (1-3 family house) with finished granny flat
- Fully developed plot
- granny flat already completed (large bathroom, fitted kitchen, 2 living rooms)
- Ground floor
- top floor

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- basement
- a total of around 5-6 living/bedrooms
- a large terrace
- garage construction started
- 3 further outdoor car parking spaces
- very large and beautifully landscaped garden area
- existing bio-pond with small bridge superstructure
- garden house

- 1st residential unit with approx. 65 m² living space in the basement (granny flat completed)
- 2nd residential unit on 2 floors (ground floor + first floor) approx. 125 m² living space in shell construction.

The roof area can be converted/extended accordingly.

Others:

*Interested parties to this advert:

For enquiries, please provide full details of the sender.

Please include your address, telephone number and e-mail address.

We ask for your understanding that it is unfortunately not possible to send an enquiry without the above information.

All data and information available to us is based on information provided by the owner or is taken from property documents and is reproduced here to the best of our knowledge.

Errors and prior sale reserved.

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The legal obligation results exclusively from a notarised purchase contract.

*Would you like to sell your property?

We offer owners a free market value assessment of their property.

We may already have a buyer for you, as our national and international client network has the relevant search profiles on file.

We will professionally assist you with your property in all technical and legal procedures relating to the sale of your property.

We use our experience to advise you on the realistic valuation of your property and the joint purchase price determination.

It goes without saying that we will accompany you through the sales process right up to the handover of the property.

You can find further attractive offers of freehold flats and rented flats and other properties at www.av-immobilien-berlin.de

We also have a sustainable network of financing options to support our customers with our properties.

You are also welcome to contact me directly by telephone on +49(0)176-84055531.

Aleksander Vukas, property specialist, property economist

AV Immobilien Berlin-Real Estate Consulting & Agency, Projects

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Location:

A quiet and central location in Potsdam-Eiche.

The unique building land on offer here is located in a district right next to Sanssouci Palace Park and around 4 km from the city centre.

An absolute residential idyll surrounded by nature, park size and nearby infrastructure.

An intact infrastructure such as kindergarten, school, doctors, garage, shopping facilities, church and public transport such as bus and train are all within walking distance.

Sanssouci Palace Park, the University of Potsdam and the Science Park are in the immediate vicinity.

Ausstattung:

Outdoor amenities:

Terrace
Toilets
Grill
Parking
cellar
Garten/mitbenutzung

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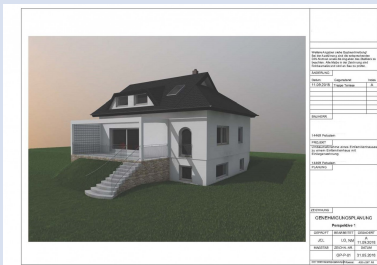


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Image gallery:



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Grundrisse:
