

Exposé

Beautiful and large 3-room basement flat, fitted kitchen, also suitable as a quiet part-time business, owner-occupancy possible



Object number: 348
Subarea: 6,00 m²
Living area: 93,00 m²
Sale price: € 209.000



Ihr Ansprechpartner:

AV Immobilien Berlin
Real Estate Agency
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Adresse: 15732 Eichwalde

Type: Condominium

Apartment type: Basement
storey: 4

Rooms: 3.00

number of bedrooms: 2

number of bathrooms: 1

Object state: Gepflegt
state: gepflegt

Fitted kitchen: Ja

cellar: Ja

Garten/mitbenutzung: Ja

Parking: Ja

Quality of Facilities: Normal

energy efficient: consumption certificate

final energy: 133 kWh EP / m², year

Energy efficiency class: E

legally required information energy certificate: Energy proof is available for the building

Heating: gas heating

Energy certificate valid until: 17.05.2028

Significant energy exchanger: Gas Light

Vacant from: in Absprache

year of construction: 1993

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Last modernization/ renovation: 2021

Suitable as a vacation home: Ja

house money: 240.00 €

Living area: 93,00 m²

Usable area: 6,00 m²

Subarea: 6,00 m²

Garage / parking space: Aussenstellplatz

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

particularity: große und helle Souterrain-Wohnung

Description short:

Beautiful and large 3-room basement flat, fitted kitchen, can be used as a flat as before or as a quiet part-time business for office, practice, owner-occupation - with 6 months' notice period
Also ideal as a capital investment with lucrative rental income, short-term letting, for example to students

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

Social-Media:

<https://www.instagram.com/avimmobilienberlin/>

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<https://www.facebook.com/avimmobilienberlin/>

Description long:

The attractive residential complex with a total of 8 residential units was built in 1993. This large and bright 3-room basement flat on offer here has a living space of 93 m² and is the largest unit in the building.

On the other side of the basement there is a room with separate access where the tenants' washing machines are located.

The flat has 3 parking spaces, which are included in the purchase price.

The flat is currently rented out and can be terminated as normal with 6 months' notice if you wish to use it yourself.

The flat can also be lucratively re-let as part of a dormant business such as an office or practice as a capital investment.

The house rent for the flat is € 240.00 per month.

The floors are all tiled.

The ceiling height is generally around 2.50 metres.

In the front room as well as in the large room, there are only some suspensions on the right and left sides, where the media of the house are installed.

The ceiling height on these outer sides of the suspension is 2.28 metres.

An additional storage room was realised directly adjacent to the flat in the course of the conversion.

There is a large and modern laundry room for the residents of the house in the basement.

The old floor plan is shown here as an orientation, during which a renovation/modernisation was carried out in 2021/2022 by creating a third room by separating it from the kitchen.

The kitchen has a window, the bathroom has a bathtub (new bathtub).

The (living) rooms can also be used commercially, as part of a business, as it was previously used as a practice and office.

For further interest and questions about the property, please contact me as follows;

-mail: av@av-immobilien-berlin.de

-Phone: +49(0)30 255 81 803

Equipment:

-large residential space as at present

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- or quiet business such as practice, office etc.
- partial business allowed
- basement
- 3 room flat
- modernised
- bright
- large living space
- fitted kitchen
- bathroom with bathtub
- floors are tiled
- ISO windows
- community garden area
- storeroom
- 3 parking spaces

Others:

*Interested parties to this advert:

For enquiries, please provide full details of the sender.

Please include address, telephone, fax and e-mail.

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 are based on information provided by the owner or are taken from property documents and are reproduced here to the best of our knowledge.

Errors and prior sale reserved.

The legal obligation results exclusively from a notarised purchase contract.

*Would you like to sell your property?

We may already have a buyer for you, as our national and international customer 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

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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

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Location:

- 600 metres to the suburban railway
- To the motorway approx. 3 km
- to the lake Zeuthen 2 km
- To the forest (Grünauer Forst 200 metres).

Due to the location of the flat (basement), you can hardly hear the air traffic, if at all. In the village there are schools, kindergartens, Edeka, Lidl, all within walking distance, furthermore, Aldi, many restaurants, medical practices and dentists.

Ausstattung:

Outdoor amenities:

Parking
cellar
Garten/mitbenutzung

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Image gallery:



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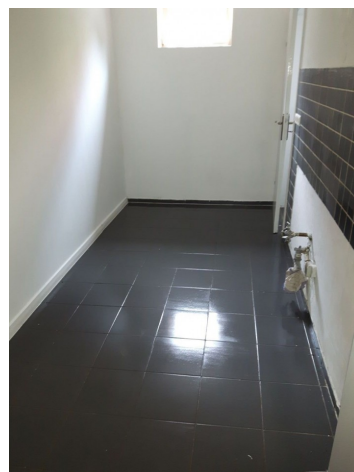
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Grundrisse:
