Exposé

Stylish villa in period building, for 1-2 families or several generations, high quality finishes, period building in modern and well maintained condition, large plot with additional development potential for a double house or 3 connected houses

Object number: 444
Ground area: 1.261,00 m²
Living area: 386,00 m²
Sale price: € 445.000

Ihr Ansprechpartner:
AV Immobilien Berlin
Real Estate Agency
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Adresse: 14797 Kloster Lehin
Type: Apartment house
number of bedrooms: 10
number of bathrooms: 3
Object state: Saniert
Balcony: Ja
Terrace: Ja
cellar: Ja
Garten/mitbenutzung: Ja
Stufenloser Zugang: Ja
Parking: Ja
Quality of Facilities: Gehoben
energy efficient: No information
Energy efficiency class: -
legally required information energy certificate: empty
Vacant from: ab sofort
year of construction: 1909
Last modernization/ renovation: 2024
Living area: 386,00 m²
Ground area: 1.261,00 m²
Usable area: 554,42 m²
Garage / parking space: Aussenstellplatz

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

particularity: Modern sanierte Herrenhuas-Villa, für größere Familien, Potenzial für weitere Häuser-Bebauung

Description short:

*Plot with existing/new renovation and building potential
Stylish old villa manor house, modern refurbishment, spacious 1-2 family or multi-generation house, high-quality furnishings, in modern and refined refurbishment condition, large plot with additional “further development potential”, for a semi-detached house or 3 connected houses with private access to the plot.

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

Social-Media:
Facebook-link: https://www.facebook.com/avimmobilienberlin/
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Description long:

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This is an interesting property for sale with a manor house that has already been largely renovated, with additional building potential for a further semi-detached house or 3 terraced houses.
Here you can generously realise your own living dreams in an old manor house in combination with modern refurbishment, which has already been largely completed.
The stylish family or multi-generation house has a considerable living space totalling around 386 m2, spread over the ground floor and the attic, with high ceilings in the living room area, as well as additional living space via a staircase to the gallery with further living space.
The multi-generation house consists of the ground floor with approx. 186.52 m2, as well as the attic with approx. 199.70 m2 of living space, with a total of 11 stately rooms, 3 bathrooms, an additional gallery in the attic (possible due to high ceilings), basement.
Adjacent to the house is a large building with a rustic wall, without a ceiling.
A lot of potential can be developed from this, or this brick building can be demolished and, according to the building authorities, another semi-detached house or 3 terraced houses can be built.
As a corner plot, this building potential has its own access to the property from the other side of the street.

If you are interested, please contact us by e-mail at av@av-immobilien-berlin.de or by telephone on +49(0)176-840 555 31.

Equipment:

-mostly already renovated manor house
-on 1261 m2 plot
-House with 11 stately rooms
- 3 new, high-quality bathrooms/showers
-Living space 385 m2
-spacious living room attic with high ceilings and preserved beam segments
-due to the high ceilings in the attic, a wooden staircase leads to the gallery roof top/with living space possibility and view to the lower attic living room area.
-some cellar rooms with 2 exits
-a generously sized building built at an angle with external foundation walls (brick) can be further developed or remodelled accordingly, or demolished, space for a permissible new semi-detached house or 3 terraced houses.
-There is still sufficient free land in the complex in the inner area of the property complex

Others:

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*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.
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:

This stylish 1-2 family or multi-generational house is located in 14797 Brandenburg-Kloster Lehnin/OT Grebs.

Ausstattung:

Outdoor amenities:

Balcony
Terrace
Toilets
Grill
Parking
cellar
Garten/mitbenutzung
Stufenloser Zugang

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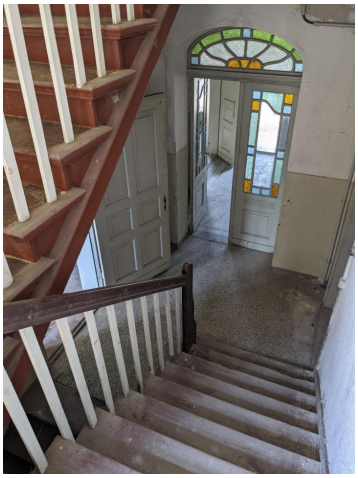
Image gallery:



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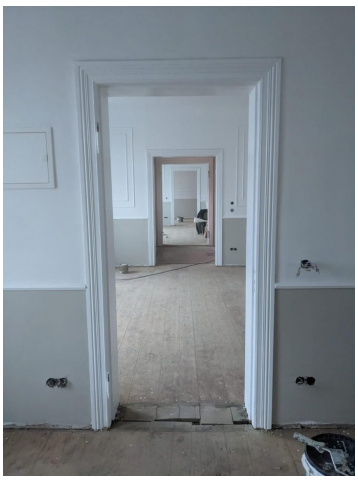

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Grundrisse: