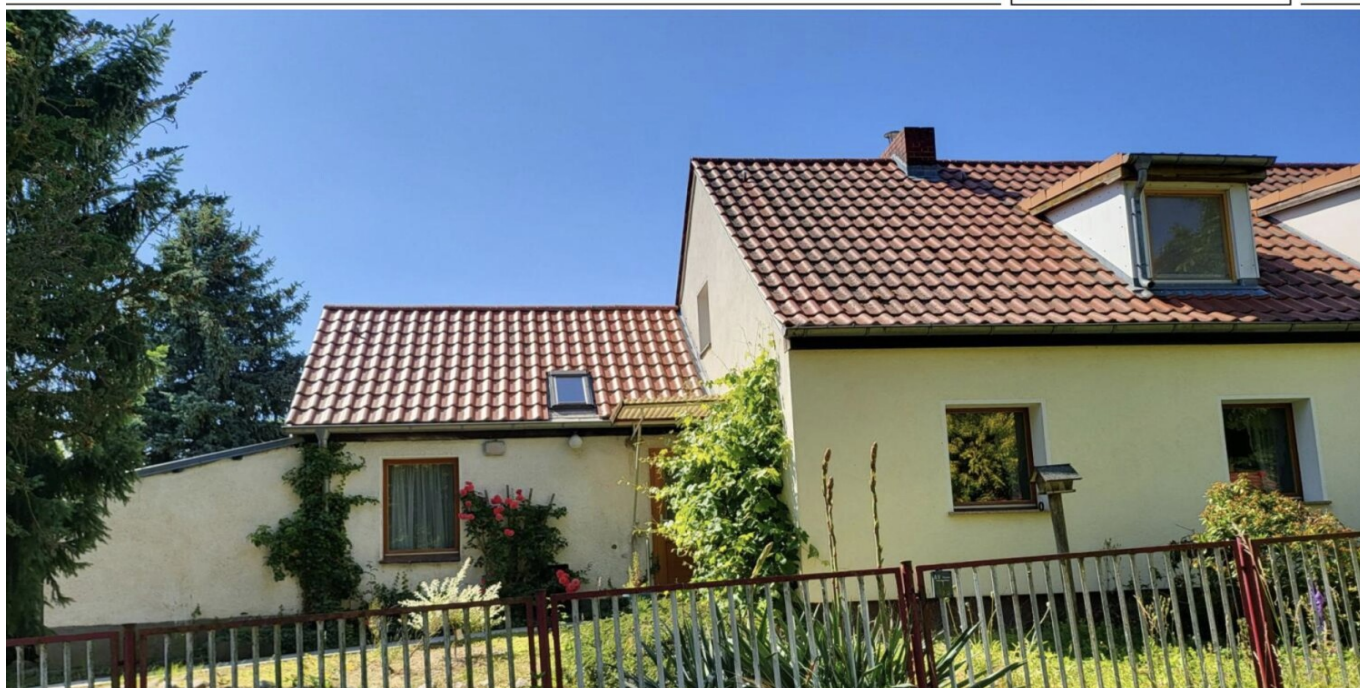


Berlin - Pankow – Karow

Spacious semi-detached home in Berlin-Karow – quiet location with great potential for DIY enthusiasts

Property ID: 24071054B



www.von-poll.com

PURCHASE PRICE: 395.000 EUR • LIVING SPACE: ca. 113,13 m² • ROOMS: 5 • LAND AREA: 735 m²

Property ID: 24071054B - 13125 Berlin - Pankow – Karow

- At a glance
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- A first impression
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Property ID: 24071054B - 13125 Berlin - Pankow – Karow

At a glance

Property ID	24071054B
Living Space	ca. 113,13 m ²
Roof Type	Gabled roof
Rooms	5
Bedrooms	2
Bathrooms	1
Year of construction	1938
Type of parking	1 x Outdoor parking space, 1 x Garage

Purchase Price	395.000 EUR
Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises.
Condition of property	Needs renovation
Construction method	Solid
Equipment	Terrace, Garden / shared use, Built-in kitchen

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Energy Data

Type of heating	Central heating	Energy Certificate	Energy consumption certificate
Energy Source	Gas	Energy efficiency class	F
Power Source	Gas	Year of construction according to energy certificate	1938

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The property



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Kundenbewertung 4,9
★★★★★

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Property ID: 24071054B - 13125 Berlin - Pankow – Karow

A first impression

This charming semi-detached house in Berlin-Karow with a living space of approx. 108 m² and a spacious plot of 735 m² offers an ideal home for families or multi-generational households. The spacious garden area opens up numerous possibilities for individual design, whether as a play paradise for children or as a retreat for relaxing hours outdoors.

The house has a total of five well-designed rooms. Three cozy bedrooms, two spacious living rooms and a separate dining room create a homely ambience with plenty of space for spending time together and personal retreats. The kitchen is impressively spacious and offers plenty of room for culinary development. A guest WC on the first floor and a bathroom on the upper floor provide additional comfort in everyday life.

A defining feature of the property is the extension from the 1970s, which has significantly expanded the floor plan and today makes a major contribution to the open room structure. The original building dates back to 1938 and was partially modernized in 1998. Among other things, new dormers were installed, the floor plan in the attic was revised and modern floor coverings were laid, giving the upper part of the house a contemporary appearance without losing its original character.

The spacious terrace at the rear of the house is particularly noteworthy. Whether enjoying breakfast in the morning sun or dinner in the open air, you can enjoy relaxing moments outdoors here. In addition to the living space, the cellar offers practical storage space. A separate garage on the rear plot functionally rounds off the offer.

Although the property is in need of partial renovation, it offers numerous opportunities to create a cozy, individual home with manageable effort. For creative and committed buyers, this is an opportunity to realize their own ideas and breathe new life into the special character of the house. With a little craftsmanship and attention to detail, a very personal home can be created here. Comfortable, individual and with lots of potential.

Property ID: 24071054B - 13125 Berlin - Pankow – Karow

Details of amenities

- Semi-detached house with design potential
- large sunny plot with approx. 735m² in the popular Karow area
- Multi-generational living possible
- well thought-out room layout on 108m² living space
- 5 spacious rooms
- Bathroom with instantaneous water heater
- guest WC
- spacious kitchen
- Terrace with west view
- Tiled stove on the first floor
- Renovation of the roof truss and conversion of the attic in 1998
- Garage/shed from 1975 with
- extension from 1970

Property ID: 24071054B - 13125 Berlin - Pankow – Karow

All about the location

The property is located in a quiet, mature residential area in the Berlin district of Karow, Pankow. The surrounding area is characterized by detached and semi-detached houses with well-kept gardens and offers a pleasant neighbourhood atmosphere, ideal for families, couples or those seeking peace and quiet.

Karow impresses with its location close to nature. Karow S-Bahn station is just a few minutes away by bike or bus. From there, the S2 line takes you directly to Berlin city center in around 20 minutes. Several bus lines reliably connect Karow with neighboring districts such as Pankow, Buch and Französisch Buchholz. Those traveling by car benefit from the quick accessibility of the Berlin city freeway (A114) and the B2 federal highway.

The location is also ideal for cyclists. Well-developed cycle paths and short distances allow for flexible transportation in everyday life. Whether to the train station, to school, to the supermarket or to the countryside, many things can be easily reached by bike.

There are numerous shops, pharmacies, doctors, schools and daycare centers in the immediate vicinity to meet your daily needs. The Barnim landscape park, the Karow ponds, the nearby Bucher Forst forest and other green spaces offer excellent opportunities for walks, bike rides or outdoor sports activities. There is also a golf course just a few minutes away.

Anyone who appreciates peace and nature but doesn't want to miss out on the connection to city life will find the best of both worlds here, a home with the quality of a retreat and good accessibility at the same time.

Property ID: 24071054B - 13125 Berlin - Pankow – Karow

Other information

Es liegt ein Energieverbrauchsausweis vor.
Endenergieverbrauch beträgt kwh/(m²*a).
Wesentlicher Energieträger der Heizung ist Gas.
Das Baujahr des Objekts lt. Energieausweis ist 1938.
Die Energieeffizienzklasse ist F.

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Property ID: 24071054B - 13125 Berlin - Pankow – Karow

Contact partner

For further information, please contact your contact person:

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