

Berlin / Rahnsdorf

# Exclusive HUF HAUS - Timeless half-timbered architecture with generous glass fronts in an idyllic location

Property ID: 24068040



KI-basiertes Homestaging

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PURCHASE PRICE: 985.000 EUR • LIVING SPACE: ca. 155 m<sup>2</sup> • ROOMS: 4 • LAND AREA: 1.138 m<sup>2</sup>

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## At a glance

Property ID	24068040
Living Space	ca. 155 m²
Roof Type	Gabled roof
Rooms	4
Bedrooms	3
Bathrooms	2
Year of construction	2003
Type of parking	1 x Outdoor parking space, 1 x Garage

Purchase Price	985.000 EUR
Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Modernisation / Refurbishment	2015
Condition of property	Well-maintained
Construction method	Timber frame
Usable Space	ca. 105 m²
Equipment	Terrace, Guest WC, Fireplace, Garden / shared use, Built-in kitchen, Balcony

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## Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy consumption certificate
Energy Source	Gas	Final energy consumption	122.40 kWh/m²a
Energy certificate valid until	04.09.2034	Energy efficiency class	D
Power Source	Gas	Year of construction according to energy certificate	2003



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## The property





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## A first impression

This property on offer here is a HUF HAUS, an impressive post-and-beam structure that impresses with its characteristic timber and glass construction. This modern timber frame construction impresses with its large glass surfaces, which not only provide a bright and friendly atmosphere, but also create a close connection to the surrounding nature.

A spacious hallway leads to the bright first floor of the property. The spacious dining and living area with access to two generous terraces forms the heart of this floor. A wood-burning stove from 2005 provides a cozy warmth on cool evenings and underlines the living comfort. Adjacent is a modern branded fitted kitchen that leaves nothing to be desired. A study or guest room and a shower room complete the first floor.

An open gallery awaits us on the upper floor and invites us to linger. Two spacious rooms offer space for rest and relaxation. Particularly noteworthy are the two balconies, which offer you a variety of opportunities to enjoy the sun or relax outdoors. A stylishly designed bathroom, which perfectly combines functionality and design and is accessible from two sides, completes this floor perfectly.

The spacious full basement is partially heated and offers additional storage space as well as versatile usage options. The house is also technically state of the art. A modern condensing boiler from 2020 ensures efficient heating performance. Electric shutters on the first floor offer additional comfort and security.

The property has a solid garage with an electric door, which offers plenty of space for your vehicle, and there is also a separate parking space. The entrance to the property is secured by an electric gate, which harmoniously rounds off the overall appearance of the property.

The spacious garden with mature trees offers plenty of space for relaxation and leisure activities. Both a well and a rainwater cistern are available for cost-saving irrigation and ensure a sustainable water supply. This HUF HAUS combines stylish architecture with modern technology and high-quality fittings. It offers a unique quality of living in a sought-after location, ideal for people who are looking for something special.

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## Details of amenities

- HUF HAUS, timber-frame construction, timber-glass buildings
- Modern timber frame construction with large glass surfaces
- 4 rooms and gallery
- Ground floor with spacious living/dining area
- open, modern branded fitted kitchen
- two bathrooms
- wood-burning stove from 2005
- two balconies
- two large terraces
- Full cellar, partially heated
- modern condensing boiler from 2020
- electric shutters on the ground floor
- Solid garage with electric door
- Separate parking space
- Electric entrance gate
- Large garden with mature trees
- Well for garden irrigation
- rainwater cistern

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## All about the location

### Geography:

Rahnsdorf is the easternmost district of Berlin and is made up of the districts of Hessenwinkel, Wilhelmshagen, Neu-Venedig and Rahnsdorf. Rahnsdorf is home to several small villa colonies and idyllic detached house estates. Tourists visit Rahnsdorf mainly because of the Müggelsee lake. Rahnsdorf currently has a population of around 9,856.

### Location / traffic:

The district has two train stations on the Berlin-Frankfurt/Oder and Berlin-Potsdam lines, one in Rahnsdorf and the other in Wilhelmshagen. Both are served by the S3 line of the Berlin S-Bahn. From the Rahnsdorf S-Bahn station there is a historic streetcar connection to Woltersdorf.

The BVG streetcar line 61 runs from Rahnsdorf/Waldschänke station via Friedrichshagen and Köpenick to the science city of Adlershof.

The BVG bus line 161 currently runs every 20 minutes during the day and connects the two S-Bahn stations as well as the final stop of streetcar line 61 with the district. It also offers a connection to Erkner and Schöneiche. At night, the N61 line serves the district and connects the three S-Bahn stations Wilhelmshagen, Rahnsdorf and Friedrichshagen.

The F23 ferry line runs on the Müggelspree, which has been operated by the Weiße Flotte Stralsund on behalf of BVG since 2014 and is powered by solar energy. In addition, the F24 is one of three manually operated ferries in Germany that runs between Rahnsdorf/Kruggasse and Müggelheim/Spreewiesen at weekends and on public holidays.

The center of Berlin can be reached by car in approx. 45 minutes and the A10, which provides connections in all directions, can be reached in approx. 10 minutes.

The capital's airport BER is only approx. 27 km away and can be reached by car in approx. 40 minutes via the A10.

### Infrastructure:

Schools in Rahnsdorf: 1 elementary school, grammar schools in Erkner or Friedrichshagen

Daycare centers: 9

Shopping: 5 supermarkets, 2 bakeries, 1 petrol station

Leisure / sport / nature:

Rahnsdorf has many regional highlights to offer with its proximity to Müggelsee (including lidos, waterside restaurants and a wide range of water sports), its old fishing village, the idyllic canals of Neu-Venedig and Dämeritzsee.

In addition, the European Cycle Route R1 runs directly through Hessenwinkel and covers over 4,500 km as a long-distance cycle route from London to Helsinki.

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## Other information

Es liegt ein Energieverbrauchsausweis vor.  
Dieser ist gültig bis 4.9.2034.  
Endenergieverbrauch beträgt 122.40 kwh/(m<sup>2</sup>\*a).  
Wesentlicher Energieträger der Heizung ist Gas.  
Das Baujahr des Objekts lt. Energieausweis ist 2003.  
Die Energieeffizienzklasse ist D.

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## Contact partner

For further information, please contact your contact person:

Ariane & Andreas Gräfenstein

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