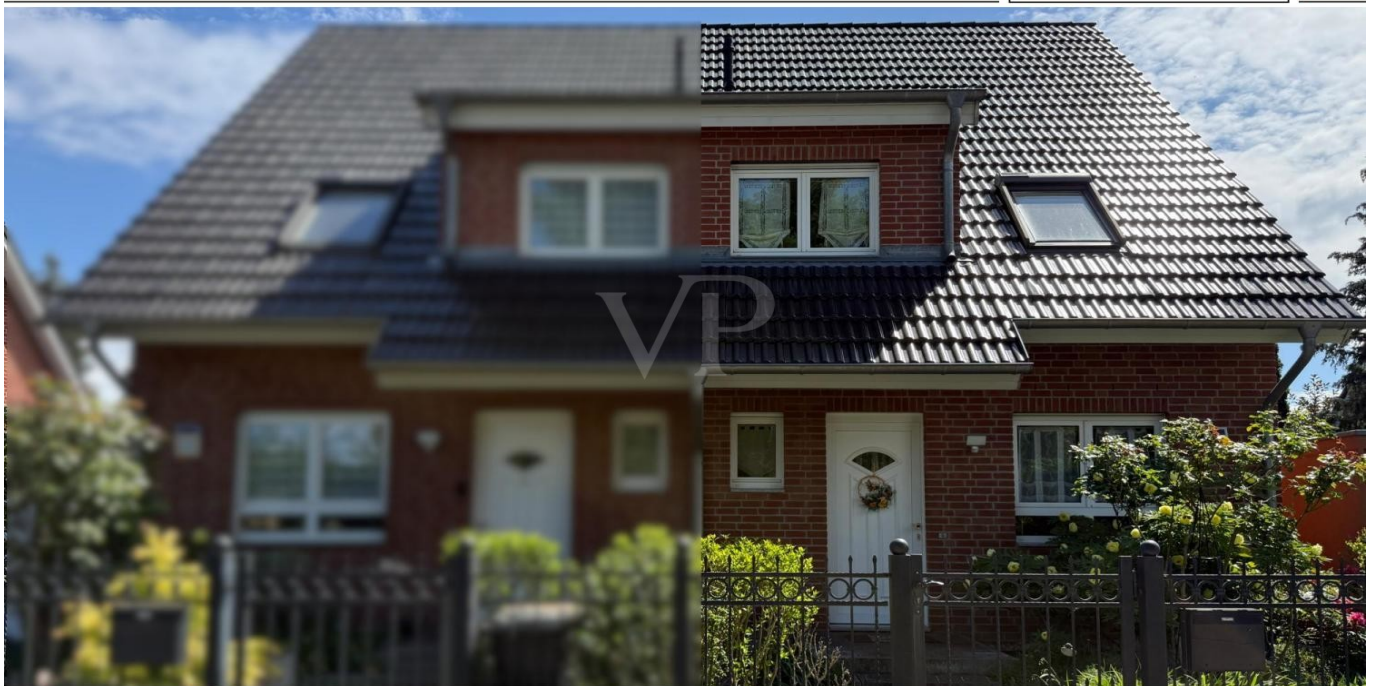


Berlin / Altglienicke

Move in and feel good - well-kept semi-detached house with plenty of space and quality of living

Property ID: 25068031



www.von-poll.com

PURCHASE PRICE: 475.000 EUR • LIVING SPACE: ca. 117 m² • ROOMS: 5 • LAND AREA: 294 m²

Property ID: 25068031 - 12524 Berlin / Altglienicke

- At a glance
- The property
- Energy Data
- A first impression
- Details of amenities
- All about the location
- Other information
- Contact partner

Property ID: 25068031 - 12524 Berlin / Altglienicke

At a glance

Property ID	25068031
Living Space	ca. 117 m²
Roof Type	Gabled roof
Rooms	5
Bedrooms	4
Bathrooms	2
Year of construction	2004
Type of parking	1 x Garage

Purchase Price	475.000 EUR
Condition of property	Well-maintained
Construction method	Solid
Usable Space	ca. 73 m²
Equipment	Terrace, Built-in kitchen

Property ID: 25068031 - 12524 Berlin / Altglienicke

Energy Data

Type of heating	Central heating
Energy Source	Gas
Energy certificate valid until	19.05.2035
Power Source	Gas

Energy Certificate	Energy consumption certificate
Final energy consumption	78.50 kWh/m²a
Energy efficiency class	C
Year of construction according to energy certificate	2004

Property ID: 25068031 - 12524 Berlin / Altglienicke

The property



Property ID: 25068031 - 12524 Berlin / Altglienicke

The property



Property ID: 25068031 - 12524 Berlin / Altglienicke

The property



Property ID: 25068031 - 12524 Berlin / Altglienicke

The property



Property ID: 25068031 - 12524 Berlin / Altglienicke

The property



Property ID: 25068031 - 12524 Berlin / Altglienicke

The property



Property ID: 25068031 - 12524 Berlin / Altglienicke

The property





Professionelle Immobilienbewertung
kostenfrei und unverbindlich

- ✓ Kompetente Wertermittlung vor Ort
- ✓ Zahlreiche registrierte und solvente Kaufinteressenten
- ✓ Aus Ihrer Region empfehlen uns unsere Kunden



Kundenbewertung **4,9**
★★★★★

Shop Berlin - Treptow-Köpenick | Bölschestraße 106/107 | 12587 Berlin | T: 030 - 65 66 05 000 | treptow.koepenick@von-poll.com

Property ID: 25068031 - 12524 Berlin / Altglienicke

The property



Immobilie gefunden, *Finanzierung* gelöst.

Jetzt persönliches Kaufbudget
berechnen und die passende
Finanzierungslösung ermitteln.

www.von-poll.com/finanzieren



Finanzierung
berechnen



Property ID: 25068031 - 12524 Berlin / Altglienicke

A first impression

This inviting semi-detached house from 2004 combines timeless architecture with high-quality furnishings - ideal for anyone looking for a comfortable and stylish home in a quiet location. Situated on a lovingly maintained plot of approx. 294 m², the property boasts a fully clinkered façade and glazed roof tiles - durable, easy to maintain and visually extremely appealing. The approx. 135 m² of living space is distributed over three floors with a well thought-out room layout. Five bright, well-designed rooms offer a variety of uses for couples, families or working from home. On the first floor, you are greeted by a friendly hallway with access to all rooms. The adjoining kitchen invites you to cook and enjoy, while the spacious living room with direct access to the terrace forms the focal point of the house. Here you can enjoy sunny hours outdoors - protected even on particularly warm days thanks to the electric awning. A modern guest WC with shower rounds off the first floor. An elegantly curved staircase leads to the upper floor. This impresses with three individually usable rooms - ideal as bedrooms, children's rooms or studies - as well as a stylish bathroom with shower and bathtub. The top floor above has already been converted and features a light-flooded studio that offers plenty of space for creative ideas. Particularly practical: the house has a full basement with three separate rooms offering plenty of storage space and versatile usable areas. A garage next to the house rounds off the offer and ensures convenience and security in everyday life. The location of the house boasts a pleasant neighborhood and good infrastructure. Shopping facilities, schools, daycare centers and public transport are all within easy reach - an ideal environment for a relaxed family life or a quiet retreat from everyday life. Conclusion: This property impresses with its high-quality construction, well-kept condition and attractive location - a home to feel at home in and ideal for families or couples who value a well-kept home with plenty of space. Don't miss out on this charming semi-detached house - arrange a viewing today and see this wonderful home for yourself!

Property ID: 25068031 - 12524 Berlin / Altglienicke

Details of amenities

- Fitted kitchen with electrical appliances and microwave
- Roller shutters (partly electric)
- Shower room on the first floor
- Bathroom with shower and bathtub on the upper floor
- Terrace with electric awning
- garage

Property ID: 25068031 - 12524 Berlin / Altglienicke

All about the location

Geography: Altglienicke is a district of the Berlin borough of Treptow-Köpenick and is located between BER Airport and the Adlershof Science and Technology Park. With its 30,000 inhabitants, Altglienicke is idyllically nestled in the south-east of Berlin. The districts of Bohnsdorf and, as mentioned, Adlershof with its technology park are in the immediate vicinity, while Altglienicke borders the district of Rudow to the west and the Brandenburg municipality of Schönefeld to the south. Location / traffic: Altglienicke is a quiet district dominated by detached and terraced houses. The Altglienicke and Grünbergallee S-Bahn stations (S45 & S9) provide Altglienicke with excellent public transport links from the airport to Spandau and the city center of Berlin. Bus lines 160, 163, 363 and 743 take you quickly to the Schöneeweide district, BER and Lichtenrade S-Bahn station. By car, the A113, the B96 or the Adlergestell offer optimal transport connections to the city, BER or the state of Brandenburg. So you can reach the BER in about 15 minutes, the Kudamm in around 30 minutes and the Berlin TV tower in around 40 minutes. Infrastructure: Various leisure and cultural activities are complemented in Altglienicke by a well-developed supply infrastructure and all important educational institutions. Parents have access to daycare centers, three elementary school, a secondary school and a grammar school for the care and education of their children. The old village center around the parish church is still clearly recognizable today. Economy: Thanks to its central location close to BER, the Adlershof Technology Park, the Schöneeweide shopping center and the Waltersdorf furnishing center with IKEA, Altglienicke is surrounded by economic creativity. Leisure / nature: Whether the Coloniapark in the Cologne district, the Altglienicke orchard or the nearby Rudow-Altglienicke landscape park characterize the district and invite you to go for a walk and linger. and invite you to stroll and linger. Thanks to its good connections, the immediate neighborhood offers a wide range of other leisure activities.

Property ID: 25068031 - 12524 Berlin / Altglienicke

Other information

Es liegt ein Energieverbrauchsausweis vor. Dieser ist gültig bis 19.5.2035. Endenergieverbrauch beträgt 78.50 kwh/(m²*a). Wesentlicher Energieträger der Heizung ist Gas. Das Baujahr des Objekts lt. Energieausweis ist 2004. Die Energieeffizienzklasse ist C. MONEY LAUNDERING: As a real estate brokerage company, von Poll Immobilien GmbH is obliged under § 2 para. 1 no. 14 and § 11 para. 1, 2 of the Money Laundering Act (GwG) to establish and verify the identity of the contractual partner when establishing a business relationship, or as soon as there is a serious interest in the execution of the real estate purchase contract. For this purpose, it is necessary for us to record the relevant data of your identity card (if you are acting as a natural person) in accordance with § 11 Para. 4 GwG - for example by means of a copy. In the case of a legal entity, we require a copy of the extract from the commercial register showing the beneficial owner. The Money Laundering Act stipulates that the broker must keep the copies or documents for five years. As our contractual partner, you also have a duty to cooperate in accordance with Section 11 (6) GwG. LIABILITY: We would like to point out that the property information, documents, plans etc. passed on by us originate from the seller or landlord. We therefore accept no liability for the accuracy or completeness of the information. It is therefore the responsibility of our customers to check the correctness of the property information and details contained therein. All real estate offers are non-binding and subject to errors, prior sale and rental or other interim utilization. OUR SERVICE FOR YOU AS THE OWNER: If you are planning to sell or let your property, it is important for you to know its market value. Have the current value of your property professionally assessed by one of our real estate specialists free of charge and without obligation. Our nationwide and international network enables us to bring sellers or landlords and interested parties together in the best possible way. All information in this exposé (property description, dimensions, prices, etc.) is based on information provided by the seller (or a third party). VON POLL IMMOBILIEN has only checked this information for plausibility and assumes no further liability for it. VON POLL IMMOBILIEN is liable for intent and gross negligence. In the event of simple negligence, VON POLL IMMOBILIEN shall only be liable for breaches of material rights and obligations arising from the content and purpose of the brokerage agreement.

Property ID: 25068031 - 12524 Berlin / Altglienicke

Contact partner

For further information, please contact your contact person:

Ariane & Andreas Gräfenstein

Bölschestraße 106/107, 12587 Berlin
Tel.: +49 30 - 65 66 0 5000
E-Mail: treptow.koepenick@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com