

Berlin / Wendenschloss

# Historic property - built in 1895 - renovated, with large plot in top location and close to the water

Property ID: 24068041



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**PURCHASE PRICE: 1.100.000 EUR • LIVING SPACE: ca. 240 m<sup>2</sup> • ROOMS: 6 • LAND AREA: 1.250 m<sup>2</sup>**

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## At a glance

Property ID	24068041
Living Space	ca. 240 m <sup>2</sup>
Roof Type	Hipped roof
Rooms	6
Bedrooms	5
Bathrooms	2
Year of construction	1895
Type of parking	1 x Car port, 1 x Garage

Purchase Price	1.100.000 EUR
Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Modernisation / Refurbishment	2010
Condition of property	Renovated
Construction method	Solid
Usable Space	ca. 87 m <sup>2</sup>
Equipment	Guest WC, Fireplace, Built-in kitchen, Balcony

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## Energy Data

Type of heating	Central heating	Energy Certificate	Energy demand certificate
Energy Source	Gas	Final Energy Demand	224.80 kWh/m <sup>2</sup> a
Energy certificate valid until	24.10.2034	Energy efficiency class	G
Power Source	Gas	Year of construction according to energy certificate	2021



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## The property





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Top-Makler Berlin  
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Von Poll Immobilien  
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## The property



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## A first impression

For sale is an enchanting house dating back to around 1895, which has all the charm of a bygone era while offering modern living comfort. With a generous living space of approx. 240 m<sup>2</sup> and set on a spacious plot of approx. 1,250 m<sup>2</sup>, this property is situated in one of the best locations - ideal for anyone looking for peace and quiet and proximity to the water. Upon entering the house through the inviting hallway, a harmonious room layout opens up on the first floor: a bright and stylish living room invites you to linger, complemented by a further, versatile room that is ideal as an office or guest room. The spacious dining room is the perfect place for sociable evenings. The charming kitchen rounds off the first floor - a room where old recipes and modern cooking ideas can come together. The upper floor impresses with a cozy bathroom, equipped with a bathtub and shower, which leaves nothing to be desired. The spacious master bedroom has an elegant dressing room, while a further room, ideal as a children's room or study, creates additional space. The staircase leads up to the fully developed attic, which is a small refuge. A balcony accessible from here opens up wonderful views of the surrounding area, and a further bathroom with shower provides additional comfort. The house was extensively renovated in 2010 with great attention to detail. Particular attention was paid to the conversion of the attic, which is now used as an additional living area and offers a retreat with a unique flair. The house has a full basement, which not only offers plenty of storage space, but also opens up a wide range of possible uses. This property elegantly combines historical flair and modern living comfort and, with its location, spacious rooms and well-kept outdoor area, offers an ideal place to live and feel at home. Shopping facilities, daycare centers, schools, public transport and other everyday amenities are within easy reach and guarantee a high quality of life. The streetcar stop for line 62 is around 100 m away, making the location interesting for young and old alike. The streetcar takes about 15 minutes to reach the S-Bahn station S3 Köpenick, providing an ideal connection to the city center. Arrange a viewing today and discover your new home!



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## Details of amenities

- Floorboards and laminate in the living rooms
- Tiles in kitchen and bathrooms
- Fireplace on the ground floor
- high-quality fitted kitchen
- balcony
- extensive refurbishment (2010)
- converted attic
- Underfloor heating in the kitchen and attic
- garage
- Solar heating for hot water
- Carport for two vehicles
- Pavilion with seating
- solid shed

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## All about the location

Geography: Wendenschloss is a district of the Berlin borough of Treptow-Köpenick. Surrounded by the Langer See lake to the west and south and the Müggelberge mountains to the east, Wendenschloss is wonderfully nestled between nature and the old town of Köpenick. Location / traffic: A district with a BVG ferry connection. The F12 ferry line runs from Müggelbergallee across Langer See to Wassersportallee in Grünau, connecting the districts of Wendenschloss and Grünau all year round. Wendenschlossstraße is served by streetcar line 62 between Müggelheimer Straße and Ekhofstraße, which connects the districts of Altstadt Köpenick, Köpenick S-Bahn station (S3), Alt Mahlsdorf and Mahlsdorf S-Bahn station (S5). Alexanderplatz can be reached by car in just under 45 minutes and Kurfürstendamm can be reached just as quickly. The old town of Köpenick, on the other hand, can be reached in just under 5 minutes by car or in approx. 13 minutes by bike. Infrastructure: Various leisure and cultural activities are complemented in the district by a well-developed supply infrastructure and all important educational facilities. Parents have access to daycare centers and an elementary school for the care and education of their children. The Haus der Begegnung in Wendenschloss is located directly on the banks of the River Dahme and offers a wide range of cultural and sporting events. Leisure / sport / nature: The Müggelberge mountains and the waterways surrounding Wendenschloss offer many opportunities to explore the surrounding area as a hiker, by bike or on the water. The Wendenschloss lido is a public bathing area and regularly offers events as well as bathing fun and boat hire. The watery surroundings make Wendenschloss a paradise for water sports enthusiasts, which can be easily explored by canoe or stand-up paddle board. Motor sports enthusiasts will also get their money's worth here.

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## Other information

Es liegt ein Energiebedarfsausweis vor. Dieser ist gültig bis 24.10.2034. Endenergiebedarf beträgt 224.80 kwh/(m<sup>2</sup>\*a). Wesentlicher Energieträger der Heizung ist Gas. Das Baujahr des Objekts lt. Energieausweis ist 2021. Die Energieeffizienzklasse ist G. 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 is only liable for breaches of material rights and obligations arising from the content and purpose of the brokerage agreement.



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## Contact partner

For further information, please contact your contact person:

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