

Schöne Immobilie in Aachen



52078 Aachen / Brand

Details

PropNo	af1342	Living area	approx. 160 sqm
Type of property	House	Number of rooms	6
Kind of property	Townhouse	Number of bedrooms	3
Type of use	Residential	Number of bathrooms	2
Type of commercialization	Purchase	Plot	approx. 680 sqm
Latitude	50.74333	Year of construction	2002
Longitude	6.17087	Condition	Well maintained
Purchase price	299.000,00 €	Energy certificate	Requirement-oriented certificate

Final energy demand	2.424 kWh/(m ² a)	Balcony	Yes
Energy consumption	158 kWh/(m ² a)	Terrace	Yes
Energy certificate valid until	05.04.2022	Available from (text)	Immediately
Year of construction according to energy certificate	2002	Pets	Yes
Main energy source	Heat supply	Dist. to kindergarten (km)	2,2 km
Combustion	Gas	Dist. to primary schools (km)	2,8 km
Heating type	Underfloor heating	Dist. to secondary school (km)	3,3 km
Number of floors	2	Dist. to high school (km)	4 km
Parking spaces	1 Duplex	Dist. to highway (km)	2 km
		Dist. to downtown (km)	1,5 km

Description

Convincing, solid solid construction. Maintenance-free full brickwork. High-quality white solid wood windows with glazing bars, electric shutters. Spacious and comfortably equipped bathrooms. State-of-the-art building services. Gas central heating as underfloor heating, central water heating with hot water supply at all tapping points.

Fully developed cellar with large utility rooms and separate granny apartment. It is easily possible to integrate a wellness/sauna area, for example.

The two garages integrated into the house are particularly practical.

Location

Top location, here you have everything on your doorstep that makes living pleasant. Attractive shopping opportunities, all healthcare facilities and fine dining, all within easy walking distance.

Equipment/Features

Very well maintained, many possible uses, variable room layout, high-quality fittings!

Heating: underfloor heating, garage: 1, parking space: 1, balcony: 3, garden, terrace, cellar, guest WC, fireplace, laundry room, granny apartment, orientation: south, floors: 2, floor: stone, kitchen: fitted kitchen, bathroom: full bath, view: Garden, Roof shape: Gable roof, Non-smoking, Suitable for apartment: Yes

Other data

Arrange your personal viewing appointment today

Legal notice

Da wir Objektangaben nicht selbst ermitteln, übernehmen wir hierfür keine Gewähr. Dieses Exposé ist nur für Sie persönlich bestimmt. Eine Weitergabe an Dritte ist an unsere ausdrückliche Zustimmung gebunden und unterbindet nicht unseren Provisionsanspruch bei Zustandekommen eines Vertrages. Alle Gespräche sind über unser Büro zu führen. Bei Zuwiderhandlung behalten wir uns Schadenersatz bis zur Höhe der Provisionsansprüche ausdrücklich vor. Zwischenverkauf ist nicht ausgeschlossen.