



+++Centrally located dream villa in Wilhelminian style! Fantastic lover object seeks romantic craftsman with staying power!+++



Triererstr. 5, 52078 Aachen

Details

PropNo	JW453	Living area	approx. 180 sqm
Type of property	House	Number of rooms	5
Kind of property	Villa	Number of bedrooms	2
Type of use	Residential	Number of bathrooms	3
Type of commercialization	Purchase	Plot	approx. 560 sqm
Latitude	50.75190	Year of construction	2013
Longitude	6.15893	Condition	As good as new
Purchase price	Upon request	Energy certificate	Requirement-oriented certificate

Final energy demand	240 kWh/(m ² a)	Combustion	Gas, Solar
Energy consumption	12 kWh/(m ² a)	Heating type	Underfloor heating
Energy certificate valid until	18.04.2023	Number of floors	2
Year of construction according to energy certificate	2013	Cable Sat TV	Yes
		Parking spaces	2 Garages à 15.000,00 € (Purchase)
		Terrace	Yes
		Available from (text)	01.10.2018

Description

The American style property for sale has a great green area.
 In total, the very well-kept property has an area of 560 m².
 The attached porch invites you to relax comfortably.

Location

The villa is located about 10 kilometers from the city center.
 The nearby park is perfect for relaxing walks or sports activities.
 The historic city center with cathedral and city hall is a center of attraction for residents and tourists.
 Aachen, actually Bad Aachen, is a district-free city and spa town in the North Rhine-Westphalian administrative district of Cologne. The city owes the name Bad to its hot thermal springs, which have always attracted spa guests from all over the world.

Equipment/Features

The bright, friendly house has 180 m² with 5 rooms and underfloor heating.
 The light-flooded entrance area leads into the large living area.
 An existing eat-in kitchen, is located directly behind the dining area.
 The direct exit to the garden, increases in a successful way the living quality of this object. On the 1st floor, 3 cozy rooms await you, as well as the fully equipped bathroom.

Other data

The object of purchase is only about 400 meters of a kindergarten and about 1000 meters of a secondary school away.

Legal notice

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