

Exposé

Reihenendhaus in Obertshausen

Von Privat und sofort verfügbar: Reihenendhaus mit Vollkeller A+ zu verkaufen



Objekt-Nr. OM-325501

Reihenendhaus

Verkauf: **514.000 €**

Bauerbachstraße 22
63179 Obertshausen
Hessen
Deutschland

| | | | |
|-------------------|-----------------------|--------------|-------------------|
| Baujahr | 2015 | Übernahme | Nach Vereinbarung |
| Grundstücksfläche | 140,00 m ² | Zustand | Neuwertig |
| Etagen | 3 | Schlafzimmer | 3 |
| Zimmer | 4,00 | Badezimmer | 1 |
| Wohnfläche | 111,46 m ² | Stellplätze | 1 |
| Nutzfläche | 28,12 m ² | Heizung | Fußbodenheizung |
| Energieträger | Luft-/Wasserwärme | | |

Exposé - Beschreibung

Objektbeschreibung

Sehr schön gelegenes Reihenendhaus mit Vollkeller zu verkaufen.

Das Haus ist sofort verfügbar, steht leer.

Ausstattung

Luft - Wasserwärmepumpe

Fußbodenheizung

Energieklasse A+

Dreifachverglaste Fenster

Aluminiumhaustüre

Vollkeller

Hochwertige Sanitärausstattung

1 KFZ - Stellplatz

Fußboden:

Laminat, Fliesen, Sonstiges (s. Text)

Weitere Ausstattung:

Terrasse, Garten, Keller, Vollbad, Einbauküche, Gäste-WC

Sonstiges

Haus ist renoviert und steht leer, kann sofort bezogen werden.

Privatverkauf ohne Maklercourtage.

Das Haus ist ideal für ein kinderloses Paar, oder mit 1 - 2 Kindern.

Besichtigungstermine sind kurzfristig möglich.

Bitte klären Sie vorab mit einer Bank, ob Sie in der Größenordnung von rund 550.000.- € inkl. der Kaufnebenkosten finanzierbar sind, da ein Besichtigungstermin sonst keinen Sinn macht.

Lage

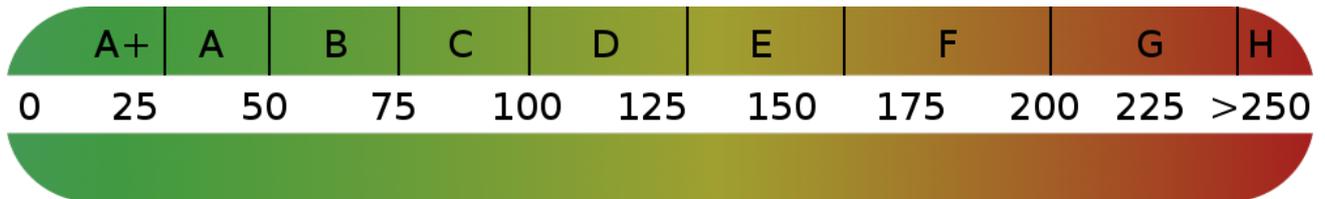
Ruhige Lage in einer Seitenstraße (Bauerbachstraße 22, Obertshausen).

Infrastruktur:

Apotheke, Lebensmittel-Discount, Allgemeinmediziner, Kindergarten, Grundschule, Hauptschule, Realschule, Gymnasium, Gesamtschule, Öffentliche Verkehrsmittel

Exposé - Energieausweis

| | |
|------------------------|------------------------------|
| Energieausweistyp | Bedarfsausweis |
| Erstellungsdatum | ab 1. Mai 2014 |
| Endenergiebedarf | 28,06 kWh/(m ² a) |
| Energieeffizienzklasse | A+, A |



Exposé - Galerie



Hausansicht

Exposé - Galerie



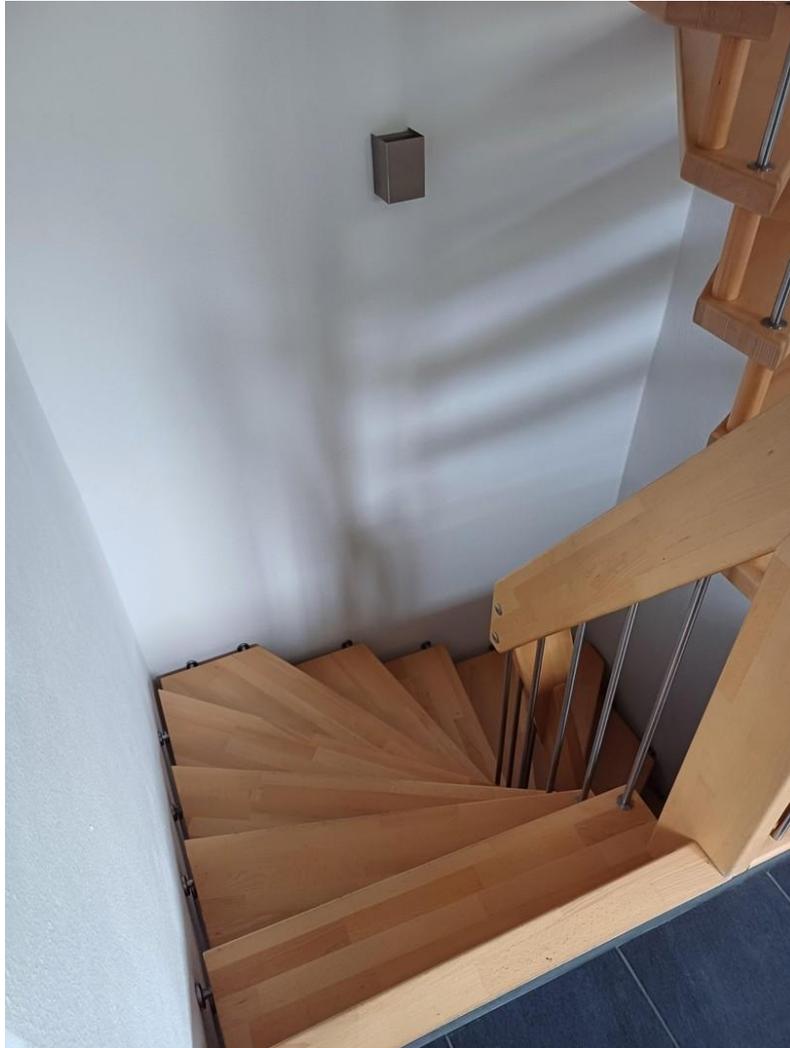
Exposé - Galerie



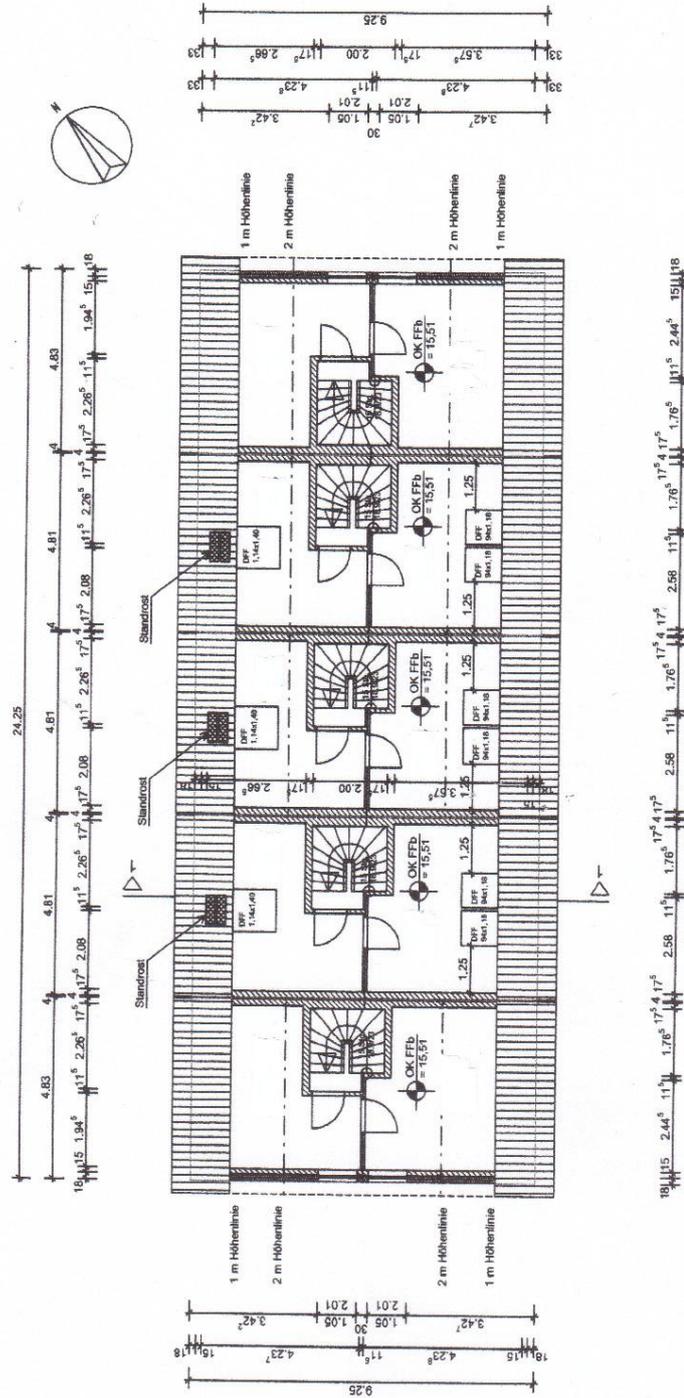
Exposé - Galerie



Exposé - Galerie



Exposé - Grundrisse

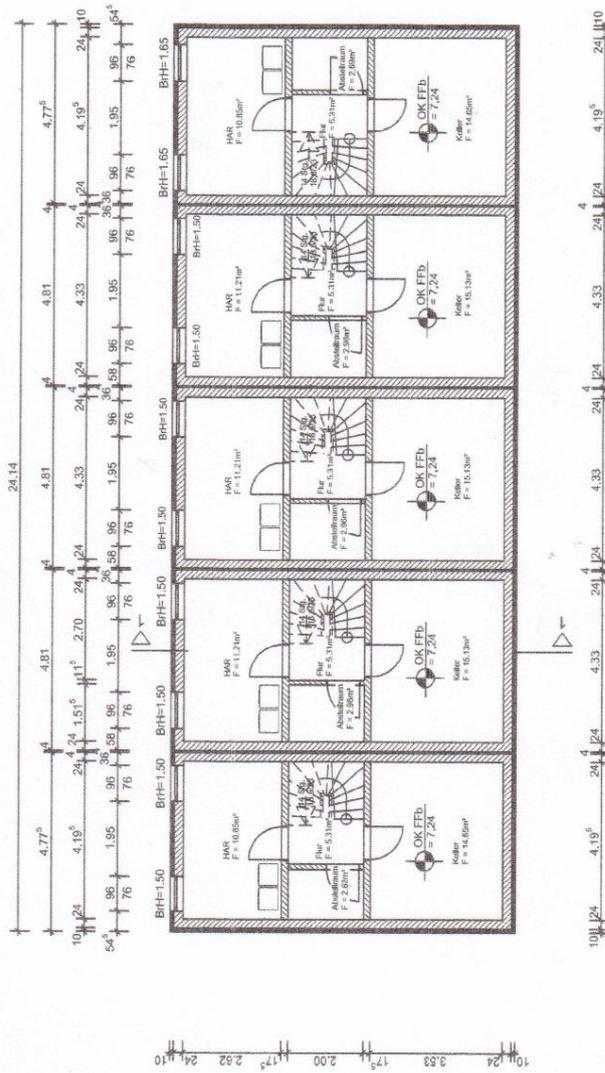


Flächenermittlung nach DIN 277

Alle Bekräftigungen (BHT) sind
 auf der Basis einer
 Fußbodenaufbau DG = 14,0 cm
 OK FFB = Oberflächene Fertigholboden
 OK RFB = Oberkante Rohfußboden
 KD = Oberkante Kanalardeckel aus Höhenplan
 KD = 10,00

Projekt: **Makler und Maßstabraum**
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Exposé - Grundrisse



Flächenmittlung nach DIN 277

Kellerflächennorm: 98 cm x 76 cm H, Flächengröße: 80 cm x 60 cm H

Alle Brüstungsflächen (Bstf) sind gemessen ab OK FFb
Fußbodenaufbau EG = 14,0 cm
OK FFb = Oberkante Fertigfußboden
OK RFB = Oberkante Rohfußboden
OK RFB = Oberkante Rohfußboden
KD = 10,00

| Inhalt | |
|--------|-----------|
| Blatt | Grundriss |

Der Entwurfer:

Der Planer:

Handwritten signature: W. W. W.