

Energy efficient semi-detached house from 2003 in beautiful location with good infrastructure is looking for new owners



Front



Back

Facilities

The semi-detached house was completed in June 2003 according to the low-energy regulation for new buildings valid at that time. The house is equipped with external shutters on all windows (except for the guest bathroom on the ground floor). It has a solid construction (sand-lime brick) with a gable roof with roof tile covering. All floors (except basement) have a „floating“ screed for energy efficiency and sound insulation. The house has a basement over the entire floor area.

The living-dining area is covered with a high-quality parquet (Merbau). In the hallways, bathrooms and kitchen the floor is tiled. On the upper floor 2 rooms have cork flooring and one has parquet flooring. The attic has a carpet with textile backing.

The complete thermal insulation of all exterior walls, the roof, and double-glazed windows everywhere (except for one basement window) are the basis for the building's very low energy demand even today. In 2017, the building's energy self-sufficiency was further increased by installing a photovoltaic system with a maximum output of 10 kW and 10 kWh of electricity storage (battery). This covered approximately 70% of the electricity needs of a four-person household. The PV system was additionally supplemented in 2021 with a suitable wallbox for charging an electric vehicle (type 2 plug) (currently 11 kW – 22 kW possible). The central heating of the building is a gas condensing boiler including hot water preparation.

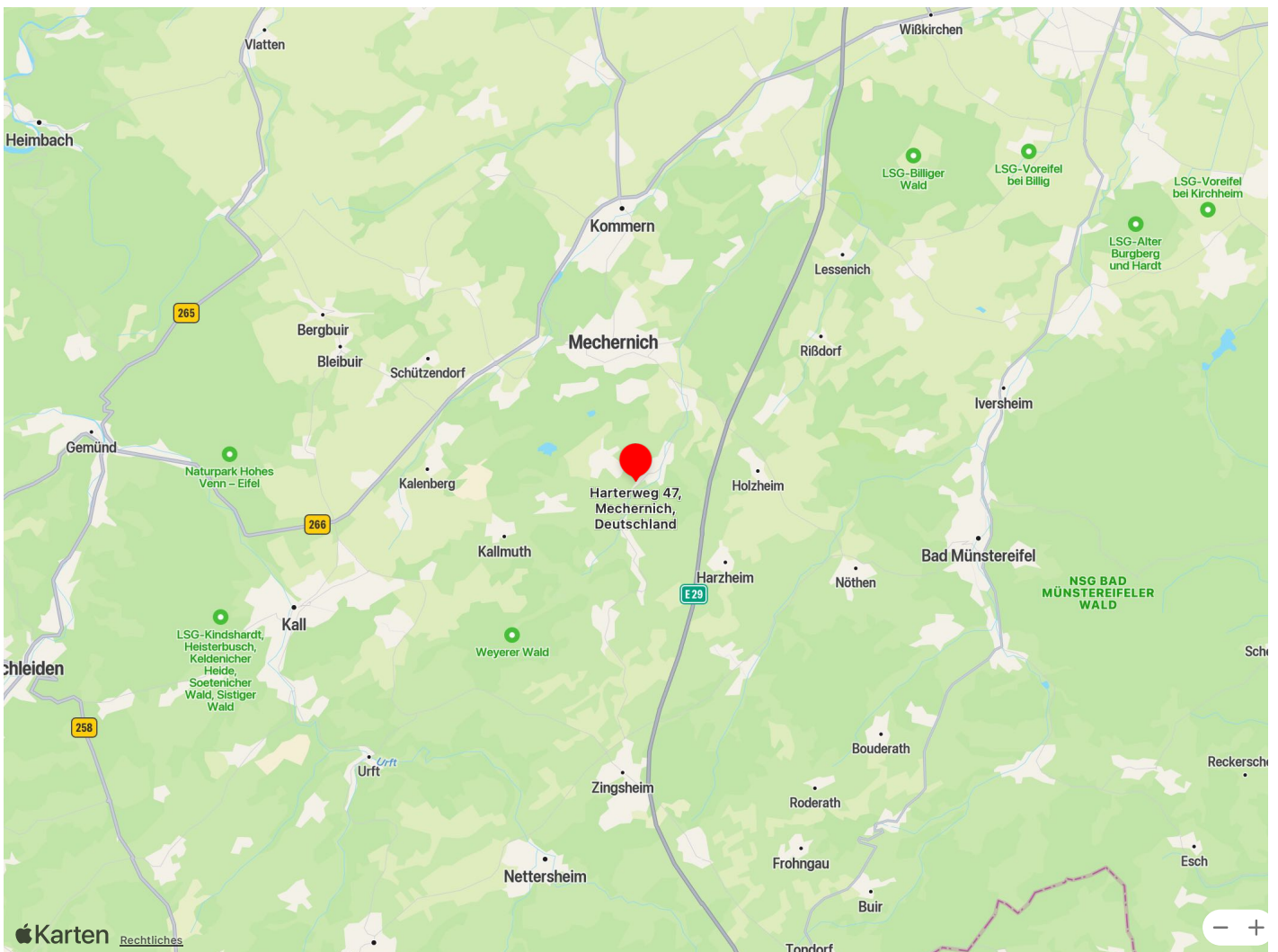
The interior structure of the rooms is based on the load-bearing exterior walls as well as the staircase walls. This allows flexible design of the room layout on each floor. On the first floor, in addition to a bathroom with shower, there is the kitchen, which currently merges into the dining and further into the living area. The entire living area on the ground floor is beautifully bright and adjoins a terrace across the full width of the building via large floor-to-ceiling windows / doors. One terrace door can be opened via the lift-and-slide function, so that the door does not protrude into the room when open.

This leads to the magnificent wooden terrace built in 2020, which invites you to linger in the summer with the high-quality awning that runs across the entire width of the terrace. To the right of the terrace is a wooden house for storing garden tools and furniture. There is also a wooden house at the end of the pitch, which provides further storage space. On the pitch are 2x á 1000 liter tanks for storing rainwater, which can be used during the summer months for watering the garden, thus reducing the cost of water consumption.

Upstairs the house has another bathroom. This has shower and bathtub. In addition, there is a bidet. Both upstairs and downstairs toilets have been replaced in 2020 with new rimless toilets. Currently there are three more rooms on the floor. One of the rooms has a roof window with a view of the garden and a wide view of nature. This window is equipped with an external blind, an internal insect blind and an internal blind. The other two rooms each have a two-paned floor-to-ceiling window, with fixed lower window section. Except for the bathroom, all rooms on the first floor have proportionally sloping roofs.

The attic is fully developed and has a small room for central heating and a large room with a window and a sloping roof. In the attic closets were built into the slope by the carpenter.

The house has a digital satellite TV reception system (DBV-S2) and its own very fast fiber optic internet connection with currently max. 1000 MBit / sec. (1 GBit / sec.) bandwidth.



Location

The property is located on a very quiet small street in a residential area close to nature in the Mechernich district of Vussemer. Everywhere in the surrounding area dominates the view of the green, pristine nature of the beautiful northern Eifel. The semi-detached house is located at the end of a group of identical properties and therefore there is no directly adjacent residential building.

Despite the quiet and idyllic location, the accessibility is excellent: there is a highway connection in 4.4 km and a train station in 5.2 km. From the station, trains run every 30 minutes to Cologne (north) and Trier (south). Bonn (East) is also easily accessible by train via a change in Euskirchen. A bus stop can be reached in 5 minutes by foot.

In the surrounding area of about 10 km there are various kindergartens and schools of all kinds.

The main town of Mechernich (about 5 km) in the district of Euskirchen has a wide range of shopping facilities for daily needs. In addition to specialty stores, you will find various food discounters and several supermarkets. There is also a large hospital with various specialties. The next largest city, Euskirchen, offers even more choice and a pedestrian zone for strolling at a distance of 20 km.

For the special shopping experience, an outlet center has been located for several years in the neighboring beautiful old town center of Bad Münstereifel, 12 km away. The near surroundings offer numerous excursion possibilities, such as: Hochwildpark, open-air museum, leisure pools, playgrounds, summer toboggan run and more.

Property-Features

- Semi-detached house
- Year of construction 2003
- 121,57 sqm living space
- 47,25 sqm additional floor space
- 299 sqm plot area
- Low-energy standard
- final energy demand 55,2 kWh / (sqm x a) (energy certificate available)
- complete thermal insulation
- Solid construction
- Full basement
- Central heating via natural gas condensing boiler (in the attic)
- external shutters
- 2 car parking spaces
- Main bathroom with shower, bathtub and bidet
- guest bathroom with toilet and shower
- large living / dining area with open kitchen
- not fitted kitchen without electrical appliances available
- 4 further separate living rooms (incl. developed roof)
- photovoltaic with storage
- electric car charging station (max. 22 kW)
- large wooden terrace with high-quality awning
- garden with wooden houses
- 2000 liter rainwater tanks for garden irrigation
- very good traffic connection
- extensive local infrastructure available
- **Sale Price: EUR 450,000.-**

Property-Pictures



View from terrace over living / dining area towards kitchen



View from dining area towards kitchen



View from the kitchen window



View from dining area towards living area



View from the living area



Entry to guest bathroom (ground floor)



Guest bathroom (ground floor)



Guest bathroom (ground floor)



Entrance room „Kind2“



View from the entrance room „Kind2“ to the window



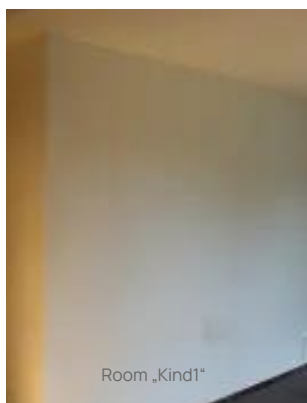
View from room „Kind2“ window



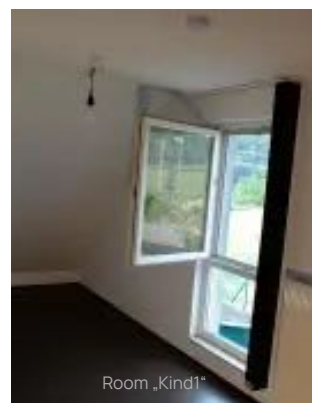
View from the window to the exit room „Kind2“



Entrance to room „Kind1“



Room „Kind1“



Room „Kind1“



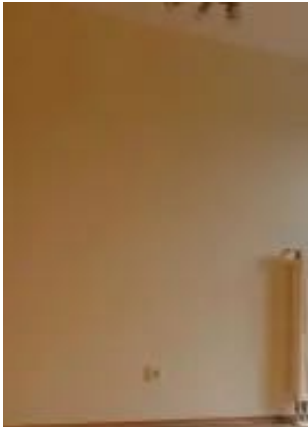
View from room „Kindl“ window



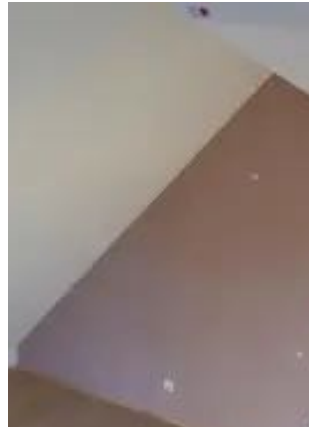
Entrance to room „Schlafen“



Room „Schlafen“



Room „Schlafen“



Room „Schlafen“



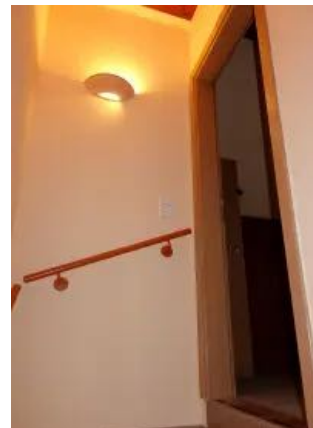
Entry to bathroom on first floor



Bathroom on first floor



Bathroom on first floor



Entry to room „Dachstudio“



Room „Dachstudio“



Room „Dachstudio“



Room „Dachstudio“



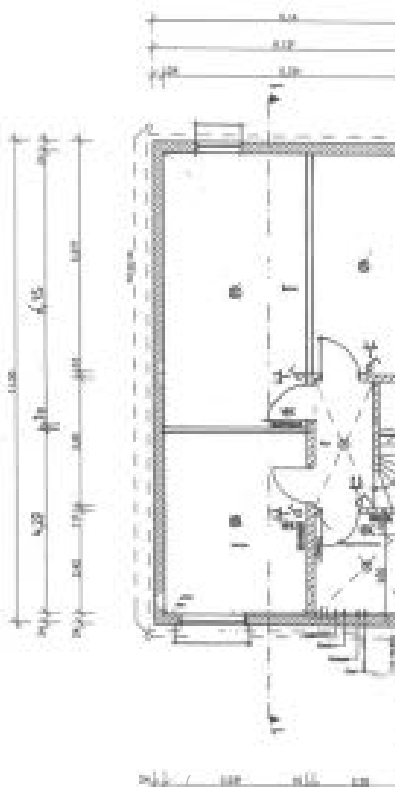
View from room „Dachstudio“ window



View from the window room „Dachstudio“ to the exit / central heating room

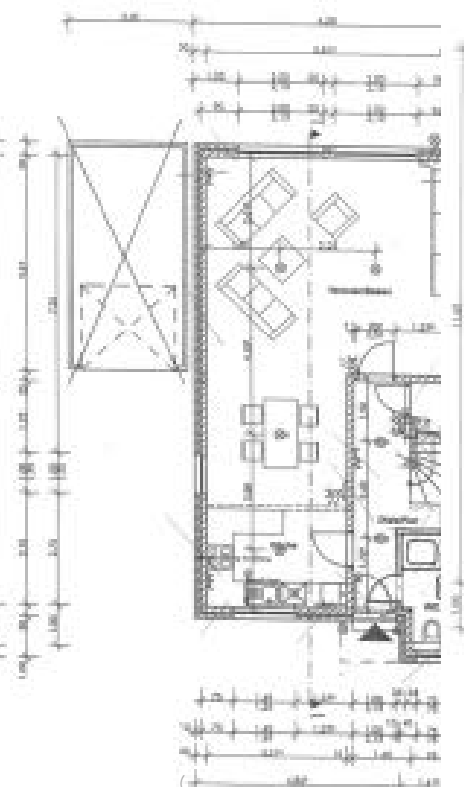
Property-Plans

Kaup B Spiegelbildlich

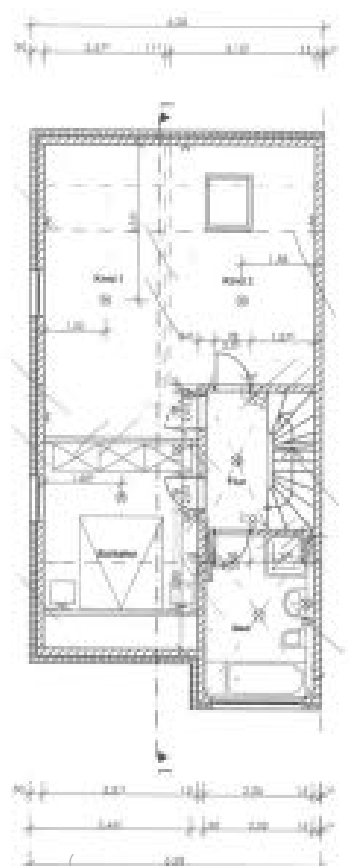


Basement 1:100, mirror image)

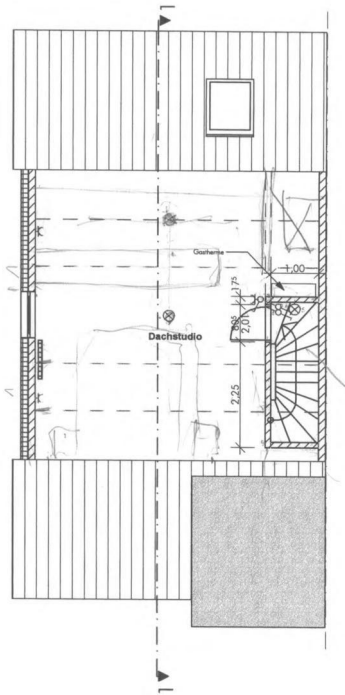
Kaup B Spiegelbildlich



First floor 1:100, mirror image)



Upper floor 1:100, mirror image)



Attic (1:100, mirror image)