

# Beautiful architect's house with spacious plot in best Wandlitz location

16348 Wandlitz, Family house for sale

Object ID: 10264



Living area approx.: **120.51 m<sup>2</sup>** - Rooms: **3** - Purchase price: **699,000 EUR**



## Beautiful architect's house with spacious plot in best Wandlitz location

Object ID	10264
Property Type	Family house, House
Address	(Brandenburg - Uckermark-Barnim - Barnim) 16348 Wandlitz Brandenburg
Floors in the house	1
Living area approx:	120.51 m²
Area approx.	90 m²
Balcony/Terrace space approx	80 m²
Property approx.	1,833 m²
Rooms	3
Schlafzimmer	2
Bathrooms	2
Balconies	1
Heating system	Underfloor heating
Primary energy supplier	Gas
Year of construction	2015
Last modernization	2022
Condition	Like new
Features	Standard
Total parking spaces	2
Stellplätze	2 parking spots
Features	Außenstellplatz, Balcony, Bathtub, Chimney, Daylit bathroom, Guest WC, Plank flooring, Shower, Storage room, Winter garden
Subject to commission	Yes



Buyer's commission

3,57% of the purchase price incl. 19% VAT, payable by the buyer to the broker

The commission is due and earned with the notarization of the purchase contract. We have concluded a commissionable brokerage contract with the seller in the same amount.

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Purchase price

699,000 EUR

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## Objektbeschreibung

Built in 2015, this detached house exudes southern flair and is reminiscent of a relaxed holiday. It is located on a spacious plot of approx. 1833m<sup>2</sup> and offers a living space of approx. 120m<sup>2</sup>, which extends over one level. The house is heated by a modern gas condensing boiler with solar support.

Upon entering the house, one enters an inviting vestibule, which offers enough space for a wardrobe. To the right is a guest toilet, followed by a daylight bathroom with an inviting bathtub and a separate toilet. Furthermore, there are two bedrooms or children's rooms, which are also accessible from the hallway.

Particularly noteworthy is the sunny and heatable conservatory, which is ideal for relaxing hours, even in the cooler season. The living area comprises an impressive approx. 45m<sup>2</sup>. Here, a centrally located, water-bearing fireplace elegantly divides the room into living and dining areas. Every step into these rooms awakens the feeling of freedom and luxury. Ceilings over 5 metres high in places and large windows lend the living area a grandiose spaciousness.

From the dining area, a seamless transition leads to the kitchen, which delights with its functionality and elegance. The combination of high-quality materials and state-of-the-art equipment gives the kitchen an impressive aesthetic.

The utility room, accessible from the vestibule to the left, offers practical space for washing machine and other household appliances. The entire house is heated by underfloor heating, which provides a pleasant indoor climate.

The lovingly landscaped garden extends around the house. With an idyllic water lily pond and an abundance of flowering plants and fruit trees, it is an oasis of peace and relaxation.

The spacious terrace of just under 100 m<sup>2</sup> invites you to social gatherings, barbecue evenings and unforgettable sunsets. Under part of the terrace is an old cellar where, for example, drinks can be stored. An outbuilding with approx. 90 m<sup>2</sup> of usable space offers additional storage space or room for hobbies. One of the rooms is furnished in such a way that it can also be used as a guest room - even in winter.

The generous and spacious plot offers the possibility, especially also to the front towards the street, to erect an additional building to offer living for several generations on this beautiful spot of earth. And for whom this is exciting: keeping small animals (e.g. chickens) is also possible here. Two newly built stables are available for this purpose.

This unique detached house combines style, comfort and beauty in an impressive way. The large living area will amaze you and offers space for unforgettable moments reminiscent of holidays.

## Features

- Modern architect house
- Spacious garden
- Outbuilding for hobby or living



- Partial cellar
- Ceiling height over 5 metres
- Modern gas condensing boiler
- Generations living possible
- Underfloor heating
- Modern fitted kitchen
- Beautifully landscaped garden

## Sonstiges

Black Label's international team can offer advice on all stages of property purchase, from the financial benefits of buying property in Germany to the step by step process of acquiring your new home or investment. Our team speaks fluent English, German, French and Mandarin, and works together with a team of English-speaking lawyers, notaries and mortgage brokers in Berlin.

We can provide you with a varied choice of properties to suit your needs. Just send us your search specifications, including:

- Property style
- Budget
- Location
- Investment or own use

For advice on financing your German property purchase, please get in touch with a member of our team.

Interested in letting your new Berlin property? Black Label offers management packages for both furnished and unfurnished lets, as well as a complete design and furnishing service tailored to your style. Get in touch with us or stop by the office for more information.

All information is provided by the seller. BLP Investments GmbH therefore accepts no liability for the accuracy of the information. In particular, the information on the living space, the usable space and the division of the living/usable space has not been checked by us by means of our own measurement or our own calculation of the living space. The information on the year of construction has not been verified by inspection of the building file.

## Energieausweis

Energieausweis

wird bei Besichtigung vorgelegt

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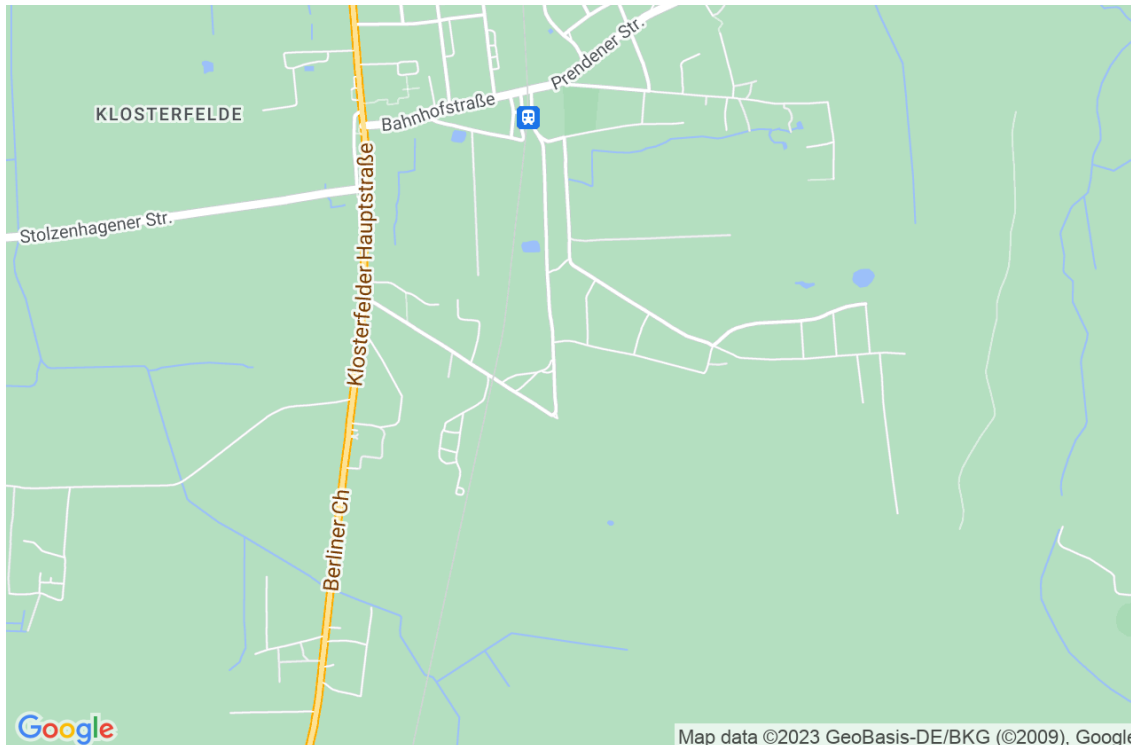
## Location

This detached house is located in a quiet residential area of Wandlitz in Brandenburg. The house is in a friendly neighbourhood and offers a pleasant environment for families and those seeking peace and quiet.

Wandlitz itself is a charming community surrounded by extensive forests and lakes. The picturesque nature and tranquil atmosphere make the area a popular destination for recreation seekers and nature lovers. The detached house benefits from its close-to-nature location to the Wandlitz Lake, providing opportunities for outdoor activities such as walks, bike rides and other outdoor activities.

In the vicinity of the house there are various shopping facilities, including supermarkets, discounters and smaller shops. Dining is also catered for, with a choice of local restaurants, cafes and bakeries serving regional and international cuisine.

The residential location is well connected to the public transport network. Bus stops and the Wandlitz regional train station are nearby, providing convenient access to surrounding towns and cities. You can reach the S+U station Berlin Gesundbrunnen by regional train from Wandlitz station in about 23 minutes. There is also a good connection to the road network, which allows easy and quick access to surrounding towns and larger cities.







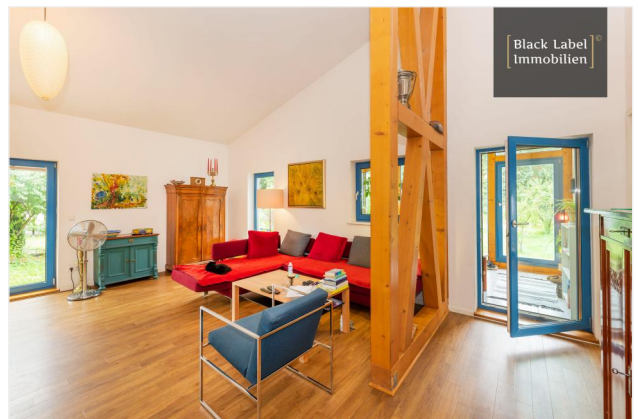
Facade



Pond



Living area



Living area



Kitchen



Bedroom

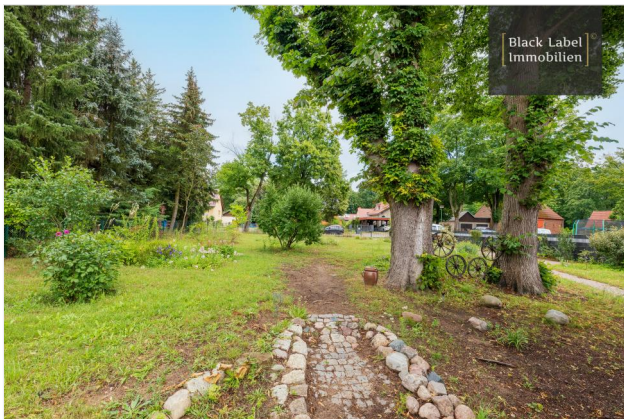




Wintergarten



Bathroom



Garden





# Grundriss

Floor plan

