

Beautiful semi-detached house with well-kept garden in Schöneiche

15566 Schöneiche bei Berlin, Semidetached house for sale

Object ID: 10384



Living area approx.: **110 m²** - Rooms: **4** - Purchase price: **448,500 EUR**



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Object ID	10384
Property Type	House, Semidetached house
Address	(Brandenburg - Oderland-Spree - Märkisch-Oderland) 15566 Schöneiche bei Berlin Brandenburg
Floors in the house	3
Living area approx:	110 m²
Area approx.	30 m²
Balcony/Terrace space approx	24 m²
Property approx.	459 m²
Rooms	4
Schlafzimmer	3
Bathrooms	2
Balconies	1
Heating system	Underfloor heating
Primary energy supplier	Gas
Year of construction	2005
Last modernization	2018
Condition	Well maintained
Features	High-end
Total parking spaces	3
Garagen	3 parking spots
Features	Außenstellplatz, Balcony, Bathtub, Built-in kitchen, Chimney, Daylit bathroom, Garage, Garten/Gartennutzung, Guest WC, Storage room, tiled floor
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.

Purchase price

448,500 EUR



Objektbeschreibung

This exquisite left-hand semi-detached house, built in 2005, is in almost mint condition and presents itself as a true gem in the sought-after residential area of Schöneiche. With a variety of high-quality features and thoughtful details, this house not only offers a comfortable home, but also a contemporary and sustainable living concept.

The house facade shines in new splendour thanks to a professional cleaning and a fresh coat of paint from 2021. One eye-catcher is undoubtedly the copper metal, which was laid by a renowned roofing company. This innovative technology allows for a self-cleaning effect on the roof tiles and gives the house a modern aesthetic.

The property offers a spacious garage and an additional three parking spaces on a paved driveway. An electrically operated double gate provides convenient access and a secure environment. The generously sized paved terrace (6x4m) invites you to spend sociable hours outdoors. The green future has arrived: A charging station for electric cars as well as an efficient photovoltaic system on the roof underline the modern and sustainable concept of the house.

The highest level of living comfort awaits you inside: the underfloor heating provides cosy warmth, while time-controlled external blinds perfectly regulate the incidence of light and privacy. On cosy evenings, the high-quality fireplace by Hark invites you to spend relaxing moments. In 2018, the kitchen was modernised and refitted.

The lower floor is completely tiled, which is not only easy to maintain, but also creates an elegant look. An above-average number of power sockets ensures optimal power supply throughout the house.

The outdoor area has been designed with care: A gabion with natural stones not only serves as a visual separation from the neighbouring half, but also offers an enchanting play of light. A large wooden tool shed or bicycle shed with electricity connection and a covered firewood store complete the practical outdoor facilities.

This house also sets standards in terms of sustainability: a rainwater drainage system was installed to make efficient use of the precious water. A computer-controlled irrigation system from Hunter takes care of the perfect maintenance of the lawn, hedge, flower bed and flower boxes.

For your personal feel-good atmosphere, custom-made insect protection solutions are installed in the living room, kitchen, bedroom and children's room. In addition, custom-made pleated blinds in the bedrooms and bathroom provide optimal light and privacy protection.

Another highlight is the satellite system, which provides three subscribers with first-class entertainment.

This semi-detached house embodies modern, comfortable and sustainable living in a sought-after location. With thoughtful details and high-quality fittings, it offers an all-round pleasant living ambience.

Features



- Garage + additional 3 parking spaces
- paved driveway
- electr. controlled double gate
- paved terrace 6x4m
- charging station for e-car
- photovoltaic system on the roof
- underfloor heating
- Time controlled outside blinds
- Fireplace of the company Hark
- Lower floor completely tiled
- Number of sockets far above standard
- Gabion with natural stone to separate DHH with light effect
- Large wooden tool shed / bicycle shed with power connection
- Roofed firewood storage
- Rainwater drainage system
- Computer-controlled irrigation system (Hunter) for lawn, hedge, flower bed and flower boxes
- custom-made insect screens in the living room, kitchen, bedroom and children's room
- custom-made pleated blinds in bedroom, children's room and bathroom
- Satellite system for 3 receivers

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



Location

Schöneiche bei Berlin is a charming community in the Oder-Spree district, located east of Berlin. With a population of around 12,000 people, Schöneiche offers a quiet and picturesque environment that is ideal for relaxing and unwinding.

The landscape around Schöneiche is characterised by hills and forests and offers a variety of recreational opportunities. There are numerous hiking trails and cycling routes that wind through the surrounding countryside, as well as lakes and rivers that invite you to go fishing, swimming and boating.

In the centre of Schöneiche there are many historic buildings, including St. Mary's Church from the 13th century, as well as Schöneiche Castle, which is now used as a cultural centre. There are also many cosy cafés, restaurants and shops that invite you to linger. The community is characterised by a diverse economic structure and a high quality of life and living. The transport network by bus, tram and S-Bahn is very well knitted.

Another highlight of Schöneiche is its proximity to the capital Berlin. The pulsating metropolis can be reached in less than 30 minutes by public transport. Here you can discover a multitude of sights, museums and cultural events.

All in all, Schöneiche bei Berlin offers a perfect mix of nature, culture and recreation. It is a place where you can escape the hustle and bustle of the big city and still be within a short time of the city.





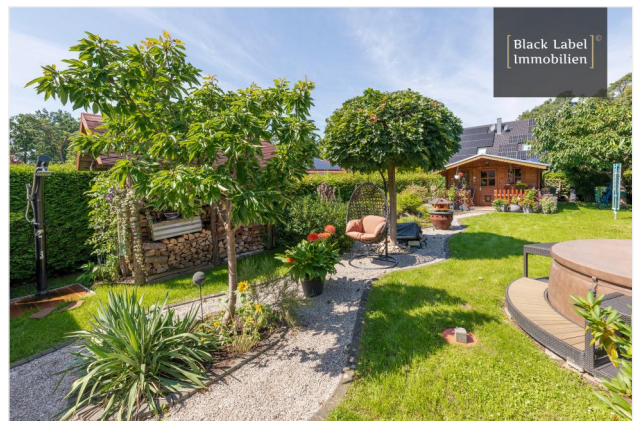
House



Garden



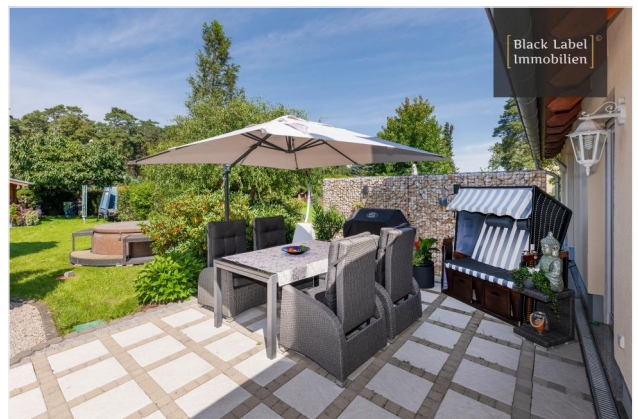
Livingroom



Garden



Garden



Terrace

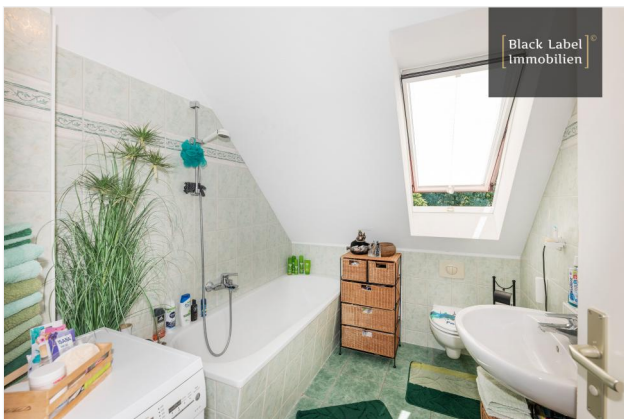




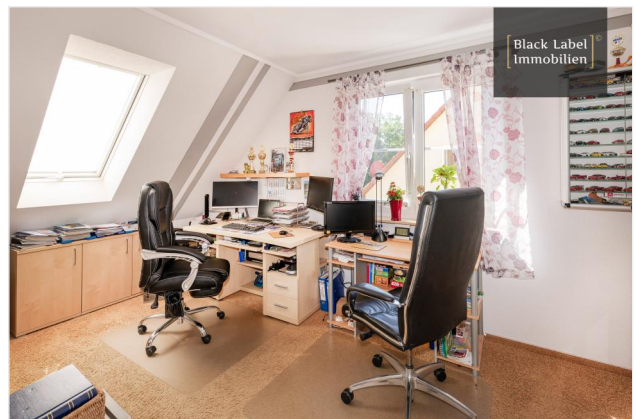
Fireplace



Kitchen



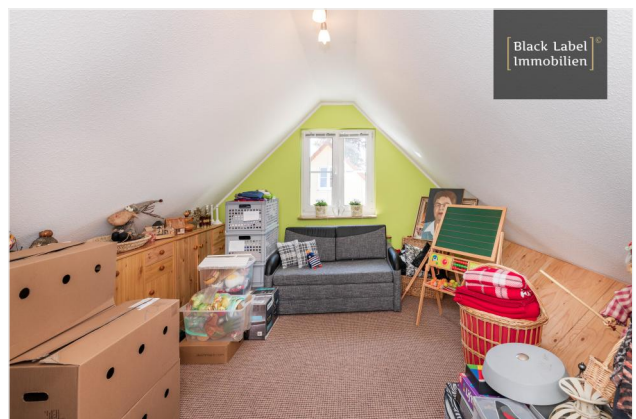
Bad



Office



Bedroom



Guest room





Garden

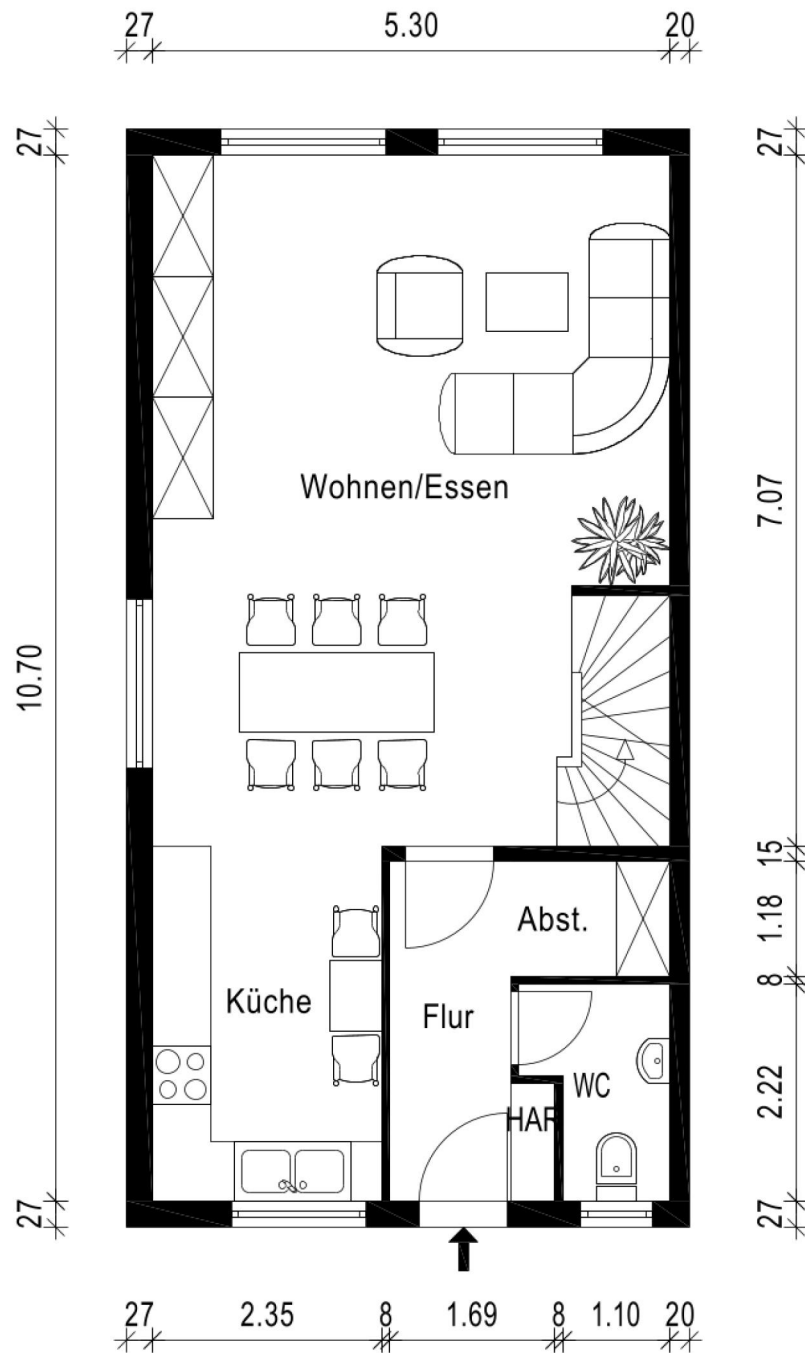


House



Grundriss

Floor plan

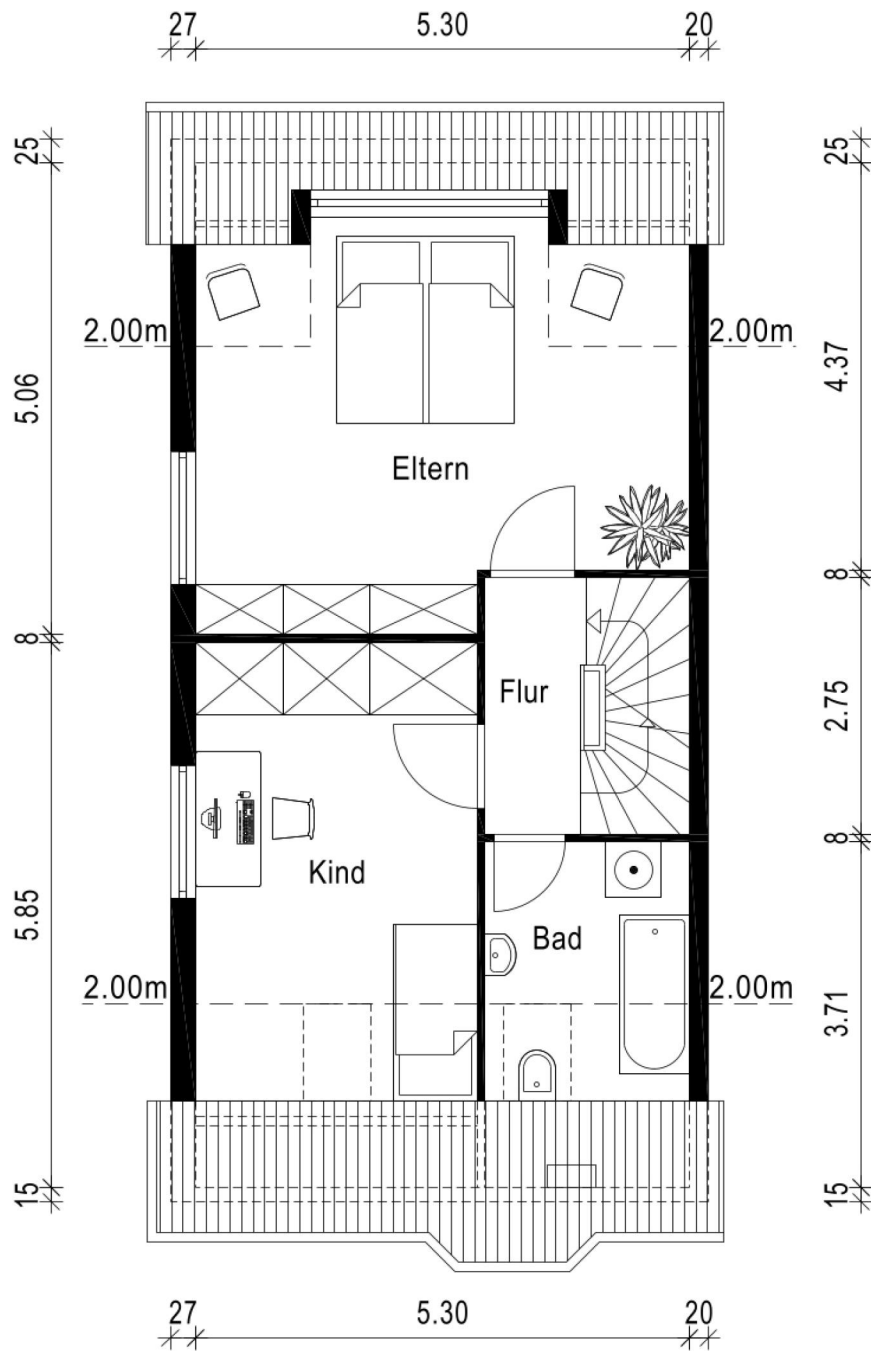


Erdgeschoss



Grundriss

Floor plan

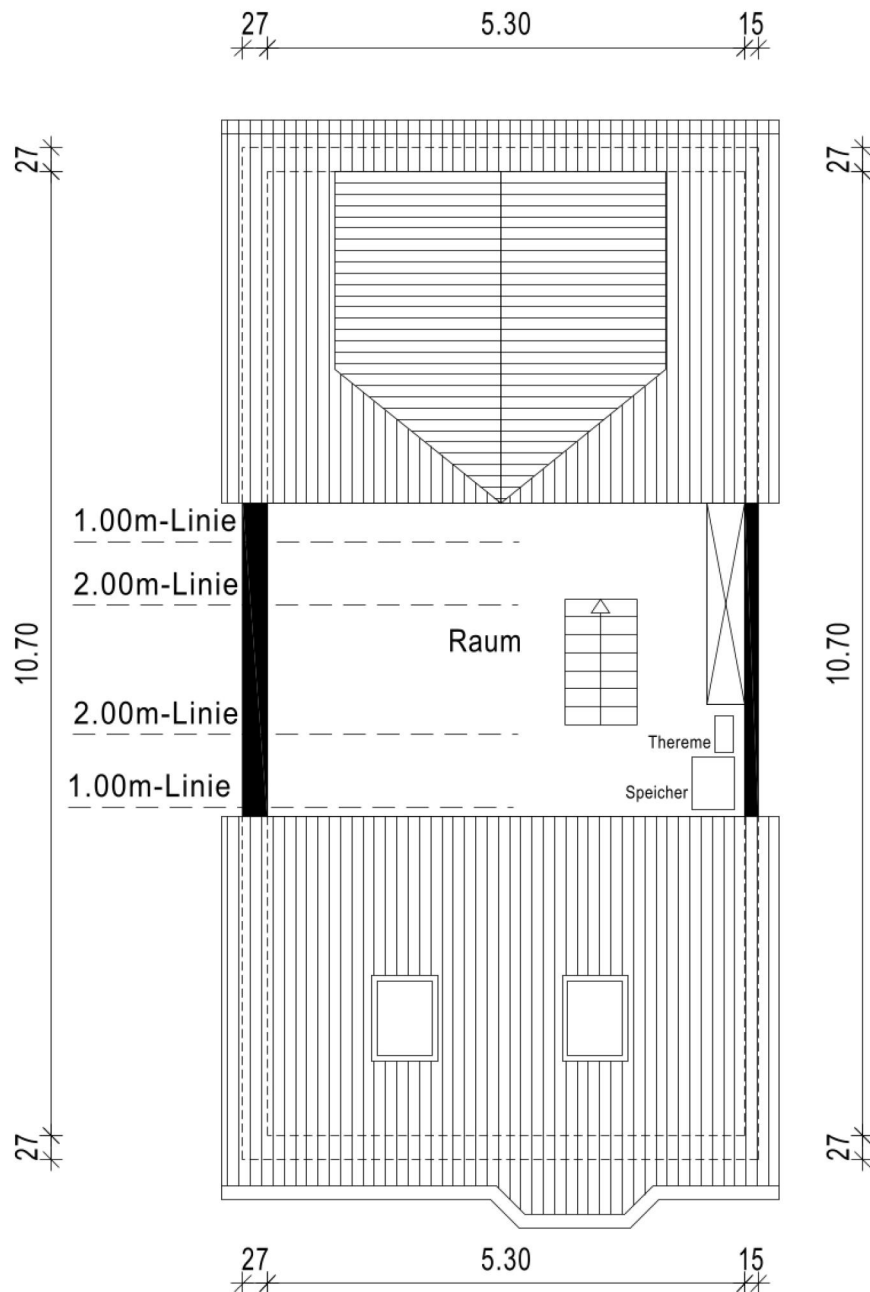


Dachgeschoss



Grundriss

Floor plan



Spitzboden

