

# Bungalow with guest house on over 1000m<sup>2</sup>

12309 Berlin, Two-family house for sale

Object ID: 7085\_7



Living area approx.: **290 m<sup>2</sup>** - Rooms: **8** - Purchase price: **1,400,000 EUR**



## Bungalow with guest house on over 1000m<sup>2</sup>

Object ID	7085_7
Property Type	House, Two-family house
Address	(Berlin Tempelhof - Schöneberg - Lichtenrade) 12309 Berlin Berlin
Units	2
Living area approx:	290 m <sup>2</sup>
Area approx.	140 m <sup>2</sup>
Gardenspace approx	500 m <sup>2</sup>
Property approx.	1,010 m <sup>2</sup>
Rooms	8
Bathrooms	3
Balconies	1
Year of construction	1979
Last modernization	2017
Condition	Modernised
Features	High-end
Total parking spaces	2
Stellplätze	2 parking spots
Features	Außenstellplatz, Balcony, Built-in kitchen, Cellar, Garden, Guest WC, Sauna
Subject to commission	Yes
Buyer's commission	2.975 % 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	1,400,000 EUR



## Objektbeschreibung

We are pleased to present you the following offer: A plot of land with a total area of 1,057 square meters, on which there are two houses. The main house is the bungalow. At the rear part there is another guest house, which is rented at present

The front house has been continuously modernized and renovated and meets an upscale standard. It offers a living area of 154 square meters, which is distributed over 4 rooms, a large kitchen with fitted kitchen, a spacious bathroom and a guest toilet. From the living room you can access the two terraces, one facing north and the other south. Both terraces are equipped with electric awnings. In addition, you can also reach the south-facing terrace from the two adjoining bedrooms. The doors have high-quality insect screens and some windows are equipped with blinds.

The house has a full basement and with an area of 140 square meters offers a variety of uses. The basement is tiled and heated, which makes it ideal for various purposes. In addition to storage rooms and a party room, there is also a sauna with a separate bathroom.

The rear house is currently rented and achieves a net cold rent of 1650 euros. It was core renovated in early 2017 and recently renovated to a medium standard. The house has an entrance through the winter garden and another side entrance. The generous living space of 136 square meters extends over two floors. The house has a partial basement and offers enough storage space for daily needs. On the spacious terrace with adjacent garden you can end the day in peace and spend beautiful summer moments with your family.

Another highlight of this real estate offer is the automatic irrigation system in the garden, which is monitored around the clock and allows for area-wide irrigation if necessary.

If we have aroused your interest, we look forward to hearing from you to arrange a viewing appointment.

## Features

Modernization rear house:

- new eco heating system
- new water heater
- the electrical system has been completely renewed
- high-quality floorboard laminate in the kitchen and rooms
- parquet in the living room
- bathroom EC tiled with shower
- tiled bath tub on the upper floor
- all fittings and toilets new

## 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

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The information in this exposé comes from the seller. We have not checked this information in detail. In particular, the building permit has not been inspected and a check on the information about the living space and the year of construction of the house has not taken place.

## Energieausweis

Energieausweis

wird bei Besichtigung vorgelegt

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## Location

Lichtenrade is one of the southernmost districts of Berlin and thus borders on Brandenburg. The district is characterized by detached and semi-detached houses, village churches and shopping streets. Above all, the nearby Bahnhofstraße is known for its shopping facilities and variety of restaurants and cafés. The old village center of Lichtenrade is located at the Lichtenrader Dorfteich, where old farmhouses from the 19th century can also be admired. The Volkspark Lichtenrade, which can be reached on foot from the property, is also in the immediate vicinity.

Supermarkets and shops for daily needs are about a 10-minute walk from the property. In the area there are also a variety of different elementary and high schools, as well as playgrounds.

Lichtenrade is well connected to transport. The B96 can be reached in just a few minutes, which takes you either to downtown Berlin or out into the countryside of Brandenburg. The Lichtenrade S-Bahn station is about 10 minutes away by car, but can also be reached by bus. From there, line S2 runs straight through Berlin.







(Front House) Garden



(Front House) Terrace



(Front House) Exterior View



(Front House) Terrace



Front House Garden



(Front House) Terrace



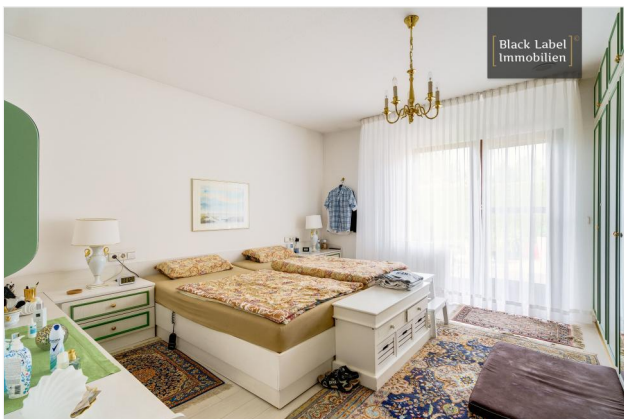




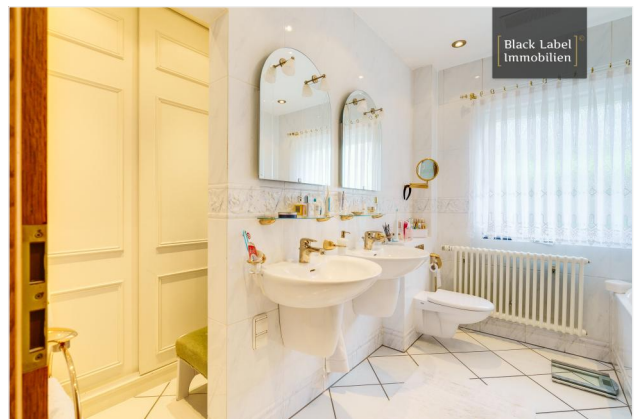
(Front House) Living Room



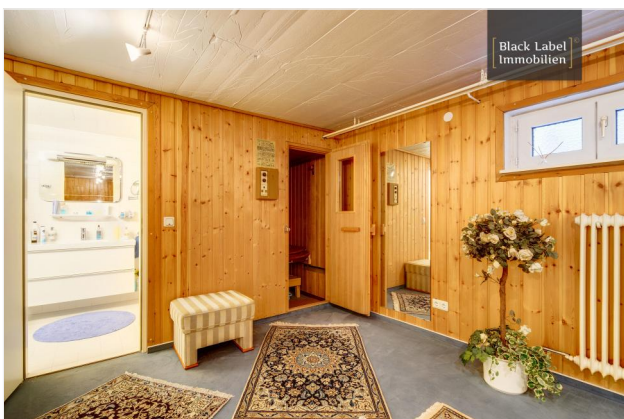
(Front House) Kitchen



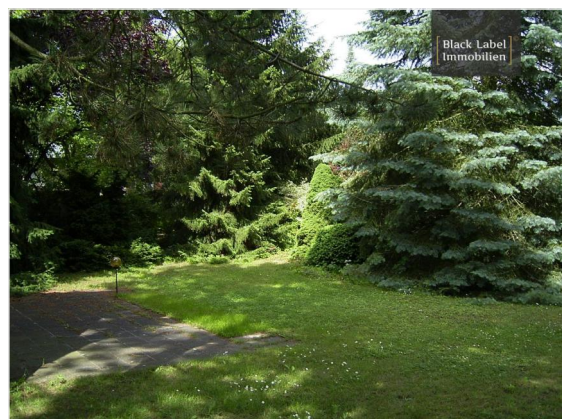
(Front House) Bedroom



(Front House) Bath Room



(Front House) Sauna



(Rear House) Garden

