

End terraced house in a unique natural landscape

13505 Berlin, End terrace for sale

Object ID: 11171



Living area approx.: **106 m²** - Rooms: **4** - Purchase price: **550,000 EUR**



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Object ID	11171
Property Type	End terrace, House
Address	13505 Berlin Berlin
Floors in the house	2
Living area approx:	106 m ²
Balcony/Terrace space approx	10 m ²
Property approx.	342 m ²
Rooms	4
Schlafzimmer	1
Bathrooms	2
Balconies	1
Heating system	Single-storey heating system
Primary energy supplier	Gas
Year of construction	1976
Last modernization	2023
Condition	Well maintained
Features	Standard
Total parking spaces	1
Garage	1 parking spot
Features	Balcony, Bathtub, Built-in kitchen, Cellar, Chimney, Daylit bathroom, Garage, Garden usage, Guest WC, Parkettboden, Shower, Storage room, tiled floor, 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.

Purchase price	550,000 EUR
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Objektbeschreibung

For sale is a terraced house in Berlin-Tegel with a living space of approx. 106 m² and a plot of 342 m². The house has a total of 4 rooms, 2 bathrooms, a guest WC, utility room, terrace, garden and a garage.

The spacious and light-flooded living and dining area is particularly noteworthy. With a view of the lovingly landscaped garden and equipped with a fireplace, you can make yourself comfortable here at any time of year.

The upper floor offers space for a bedroom and a children's room. Two skylights in the hallway and bathroom provide pleasant daylight.

In the basement there is a study/guest room, a bathroom, a utility room and a cellar. The house is heated by a gas-fired floor heating system.

The terraced house is situated in an idyllic location in Berlin-Tegel and in the second row on the Havel. It is only a few minutes' walk to the neighbouring district of Spandau by ferry.

A jetty can be rented if required.

Features

- Winter garden
- Fireplace
- Garden
- Partially open kitchen
- 2 bathrooms and 1 guest WC
- UTILITY ROOM
- Double glazed wooden windows
- garage
- cellar
- New gas boiler
- Boat mooring for hire

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

Energieausweistyp	Bedarfsausweis
Issued on	20.09.2023
Valid until	19.09.2033
Gebäudeart	Wohngebäude
Year of construction	1976
Primary energy source	Gas
Energy demand	237.00 kWh/(m ² ·a)
Energy efficiency class	G



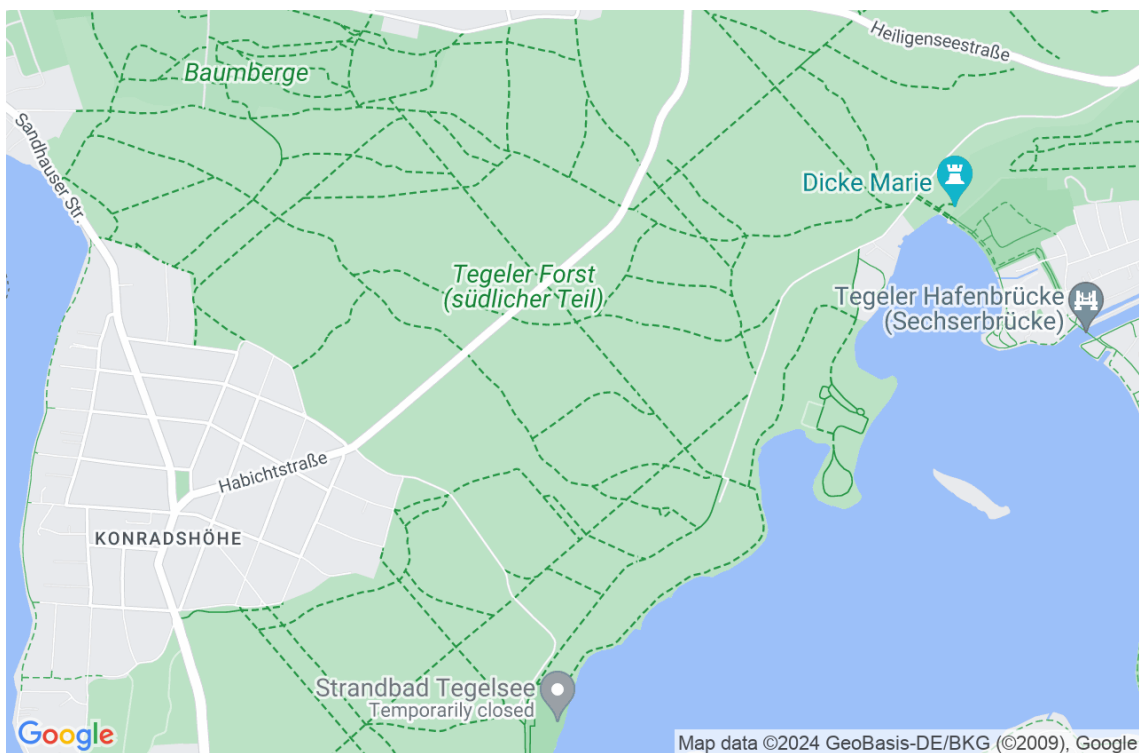
Location

The capital of Germany offers many cultural, gastronomic and leisure opportunities. The terraced corner house is located in a quiet side street, but all important facilities for daily needs such as supermarkets, schools and doctors are within easy reach.

The property is located in a unique neighbourhood. The Tegeler Forst, the Tegelsee lido and the Havel are in the immediate vicinity and are popular destinations for excursions and recreation in Berlin.

Bus connections ensure good access to the public transport network.

Overall, the location of the property offers an ideal combination of urban life and quiet living.





Garden



Living and dining room



Kitchen



Staircase



Study



Bathroom





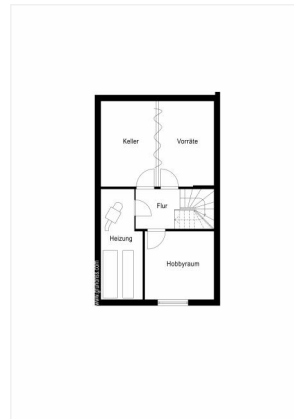
Surroundings



Ground floor



Upper floor



Cellar

