

# Fully equipped detached house for sale

16845 Neustadt (Dosse), Family house for sale

Object ID: 8094\_7



Living area approx.: **103 m<sup>2</sup>** - Rooms: **4** - Purchase price: **349,000 EUR**



## Fully equipped detached house for sale

Object ID	8094_7
Property Type	Family house, House
Address	(Brandenburg - Prignitz-Oberhavel - Ostprignitz-Ruppin) 16845 Neustadt (Dosse) Brandenburg
Floors in the house	2
Living area approx:	103 m²
Balcony/Terrace space approx	25 m²
Property approx.	907 m²
Rooms	4
Schlafzimmer	2
Bathrooms	2
Balconies	1
Primary energy supplier	Gas
Year of construction	1995
Last modernization	2021
Condition	Modernised
Features	High-end
Total parking spaces	2
Garagen	2 parking spots
Features	Balcony, Bathtub, Built-in kitchen, Carpet, Daylit bathroom, Garage, Granitboden, Guest WC, Shower, 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	349,000 EUR
----------------	-------------

---



## Objektbeschreibung

The detached house on offer has a living space of approx. 103 m<sup>2</sup> and impresses with its light-flooded room concept.

On the ground floor there is a spacious living room with enough room for a dining area and an integrated bar. The kitchen is equipped with a fitted kitchen and high-quality granite flooring. Cosy cooking evenings with the family are particularly enjoyable here. On entering the house, you enter a spacious hallway with plenty of space for a wardrobe, the guest WC is to the right and the utility room is to the left.

All rooms in the house, which is secured by an alarm system, have large windows that provide plenty of light and some offer a direct view of the terrace and the spacious garden. Roller shutters on all windows provide shade on sunny summer

The top floor can be reached via a staircase in the hallway. There are three rooms here, which can be used as a children's room, study or bedroom. The daylight bathroom with shower and bathtub is largely tiled.

The lovingly landscaped garden with pond and heated pool offers you relaxing moments and is in very good condition. The large pool in the front area makes children's hearts beat faster and invites you to social pool parties with family or friends in summer. The pool is set into the ground and is located directly next to the house. The driveway to the double garage is very wide, giving you plenty of manoeuvring space. There is a shed behind the garage, which offers additional storage space.

Please contact us to arrange a viewing appointment.

## Features

- Covered, heated pool
- Terrace
- Modernised heating
- Inventory is sold with
- Underfloor heating in bathroom and ground floor
- Utility room
- Roof newly cleaned and sealed

## 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

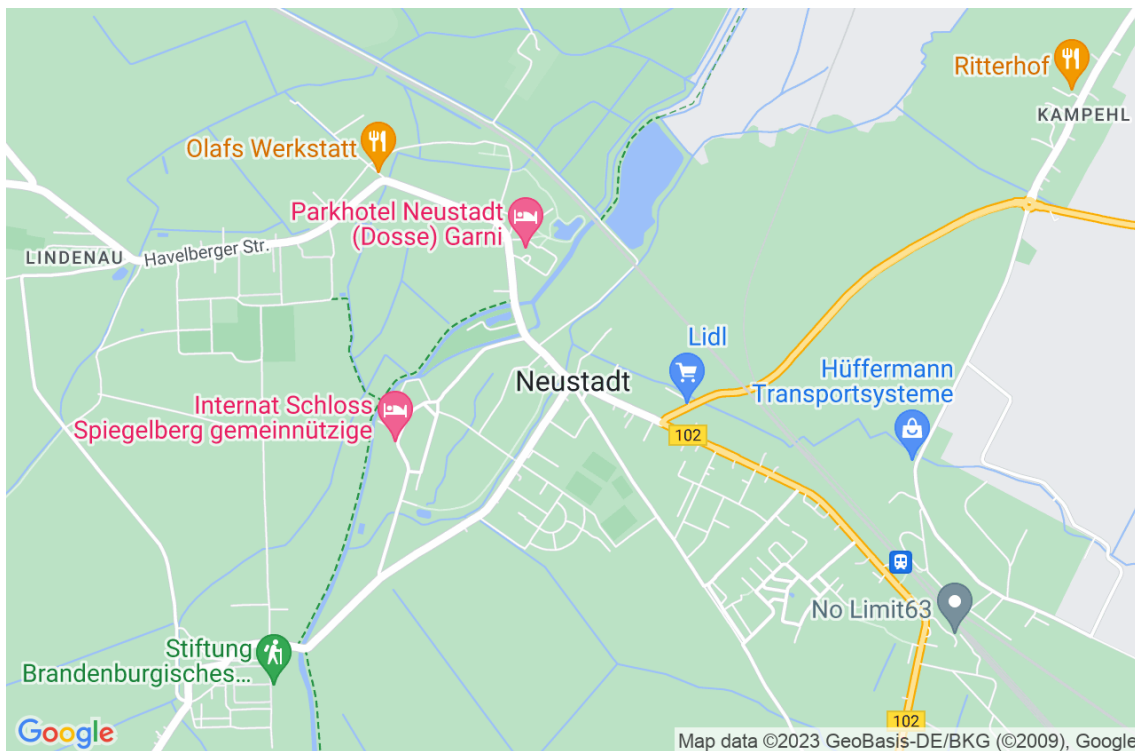
Energieausweistyp	Verbrauchsausweis
Issued on	21.10.2022
Valid until	21.10.2032
Gebäudeart	Wohngebäude
Year of construction	1995
Primary energy source	Gas
Final energy consumption	171.00 kWh/(m <sup>2</sup> ·a)
Energy efficiency class	F



## Location

Neustadt (Dosse), a small town in the Ostprignitz-Ruppin district of Brandenburg, is connected to both the capital Berlin and the Hanseatic city of Hamburg by the Berlin-Hamburg railway line. Berlin-Spandau can be reached by train in 40 minutes. The Berlin-Hamburg motorway junction is about 20 km away. In 2000, Neustadt (Dosse) was given the nickname "City of Horses" because the city is known for the Brandenburg State Stud Farm. Built in 1788, the Brandenburg Main and County Stud is one of the oldest state studs in Germany.

The town, which has a population of approx. 8,000, is located in the midst of an idyllic landscape. In addition to its special closeness to nature, the town also offers a variety of shopping facilities, kindergartens, schools, doctors and cultural institutions.



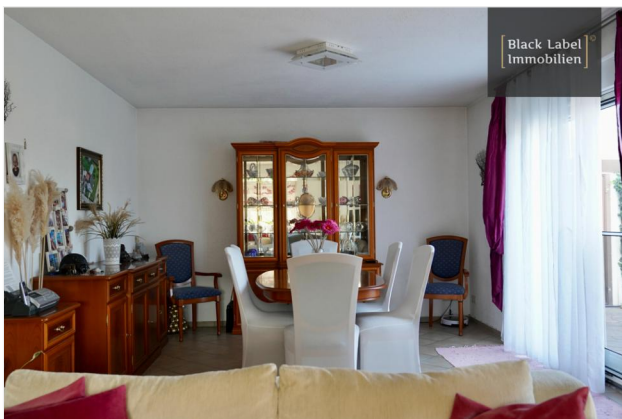




Living area



Bar



Dining area



Kitchen



Bathroom with tub



Terrace



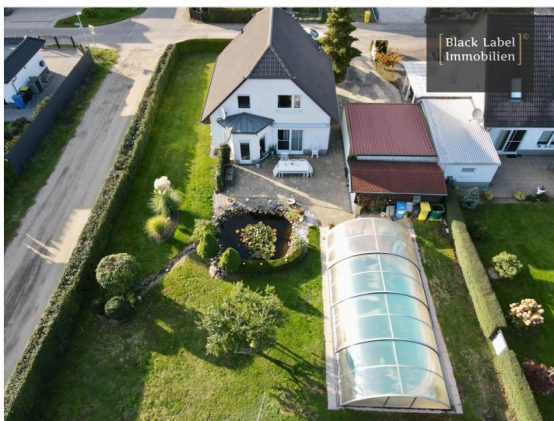




Birds-eye view



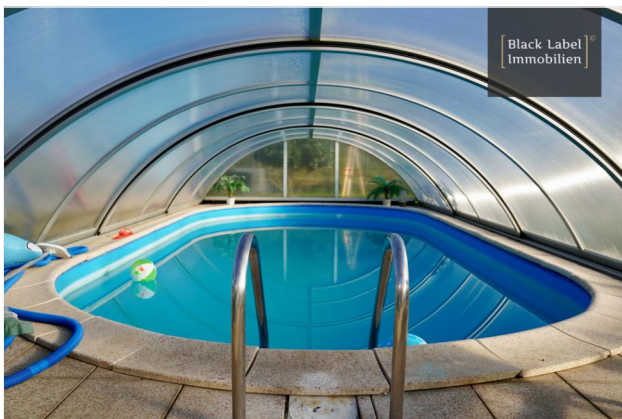
House



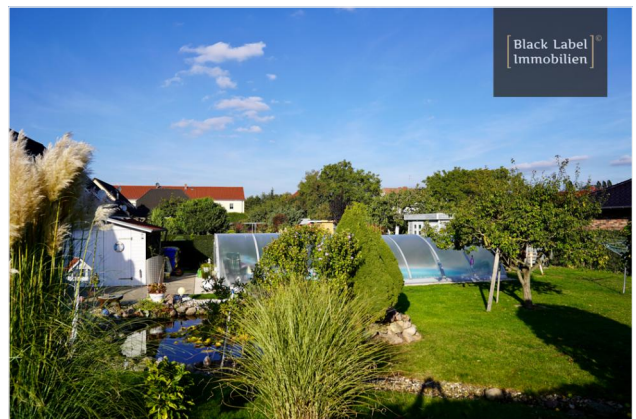
Birds-eye view



Garden side



Pool



Garden with pool





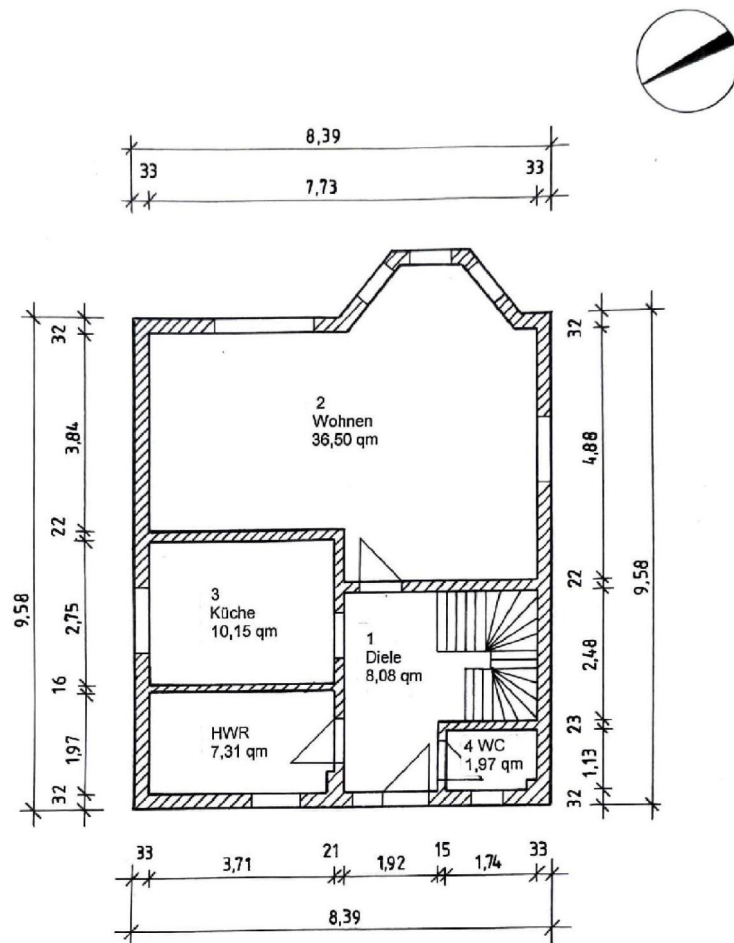


Courtyard



## Grundriss

Floor plan



16845 Neustadt (D)

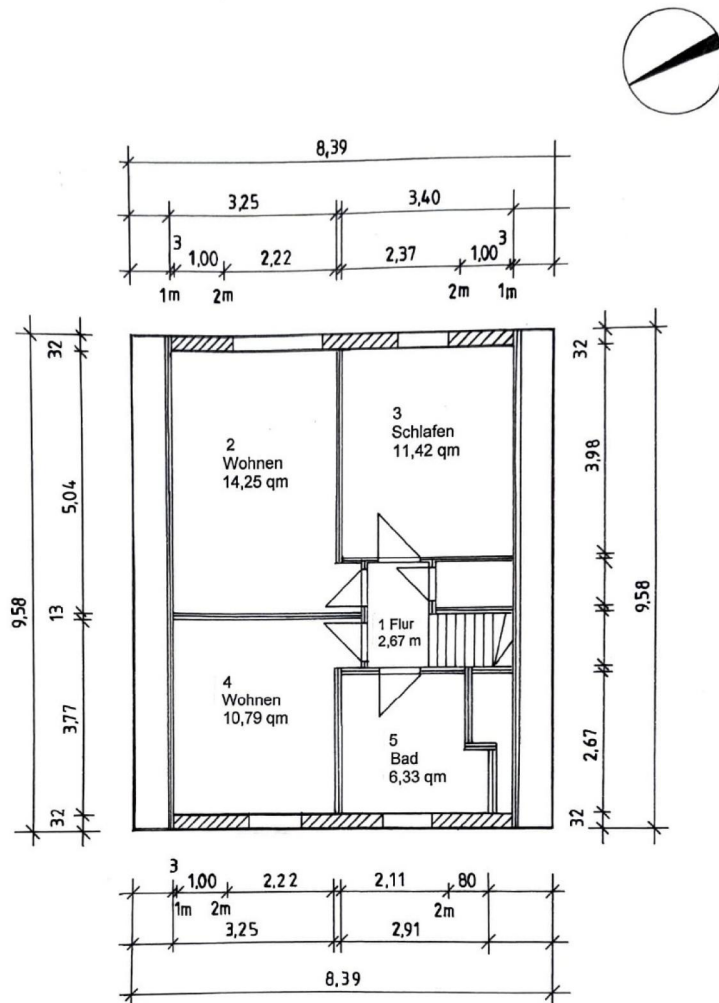
Grundriss :  
Einfamilienhaus  
**Erdgeschoss**

Maßstab : 1 : 100  
Datum : 12.04.2021  
gez. : G. Herrmann



## Grundriss

Floor plan



16845 Neustadt (D)

Grundriss :  
Einfamilienhaus  
**Dachgeschoss**

Maßstab : 1 : 100  
Datum : 12.04.2021  
gez. : G. Herrmann

