

Generations Living of the Future – Bungalow and townhouse on well-kept plot in Eggersdorf near Berlin

15345 Petershagen/Eggersdorf, Apartment block for sale

Object ID: 9731



Living area approx.: **203.51 m²** - Rooms: **7** - Purchase price: **1,069,000 EUR**



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Object ID	9731
Property Type	Apartment block, House
Address	(Brandenburg - Oderland-Spree - Märkisch-Oderland) 15345 Petershagen/Eggersdorf Brandenburg
Floors in the house	2
Living area approx:	203.51 m²
Balcony/Terrace space approx	208.88 m²
Property approx.	1,142 m²
Rooms	7
Balconies	1
Heating system	Underfloor heating
Year of construction	2020
Last modernization	2022
Condition	First occupation
Features	High-end
Total parking spaces	3
Stellplätze	3 parking spots
Features	Außenstellplatz, Balcony, Bathtub, Built-in kitchen, Carpet, Daylit bathroom, Guest WC, Linoleum flooring, Shower, Storage room, tiled floor
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	1,069,000 EUR



Objektbeschreibung

Successful combination of townhouse and bungalow in Petershagen/Eggersdorf!

For sale is a beautiful townhouse on two floors and the adjoining bungalow on a generous plot of approx. 1142m² in Petershagen/Eggersdorf, Brandenburg.

The townhouse with a living area of approx. 130m² offers on the ground floor a spacious living room with access to the garden, a modern fitted kitchen with all electrical appliances and also an access to the garden, a utility room and a guest toilet. On the upper floor there are three rooms that can be used as bedrooms, children's rooms or study rooms, as well as a daylight bathroom with shower and bathtub. The solar system on the roof of the townhouse for heating water is not only environmentally friendly, but also helps to reduce energy costs.

The bungalow with a living area of approx. 78m² offers a living room and kitchen with access to the garden, a bedroom, a daylight bathroom with shower and a utility room.

Both houses have underfloor heating and electric shutters. The modern fitted kitchens with all electrical appliances as well as furniture from the entrance, living and dining areas are included in the sale, so you can feel right at home.

The spacious plot and the two houses offer enough space for large families or even two generations. The location in Petershagen/Eggersdorf is quiet yet central, with good connections to public transport and the motorway.

Book your viewing now and be impressed by this unique property!

Features

- Air-to-water heat pump in the bungalow - energy class A+
- Gas condensing boiler in the townhouse - energy class B
- Underfloor heating in all rooms
- 3-fold glazing, sound insulation in the living room
- Electric shutters
- Modern fitted kitchen in both properties
- Well-kept garden
- Merging possible

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.



Location

Petershagen/Eggersdorf is a charming community in the district of Märkisch-Oderland in Brandenburg. The community is located in the immediate vicinity of Berlin, only about 25 km east of the city limits. Petershagen/Eggersdorf is a green and quiet community surrounded by fields and forests, making it a perfect oasis of peace and relaxation.

The community has a good infrastructure and excellent transport links. The A10 motorway is only a few kilometres away and offers quick access to the centre of Berlin as well as to other important cities in the region. Public transport is also well developed and offers fast and convenient connections to Berlin and other cities in the region.

Petershagen/Eggersdorf also has a variety of shops, supermarkets, restaurants and cafés, as well as schools and kindergartens. The community also offers a wide range of recreational opportunities, including hiking and cycling trails, tennis courts, an outdoor swimming pool and a golf course.

Overall, the location is a perfect choice for those looking for a green and tranquil environment, but who still want good access to the city and a wide range of recreational opportunities.

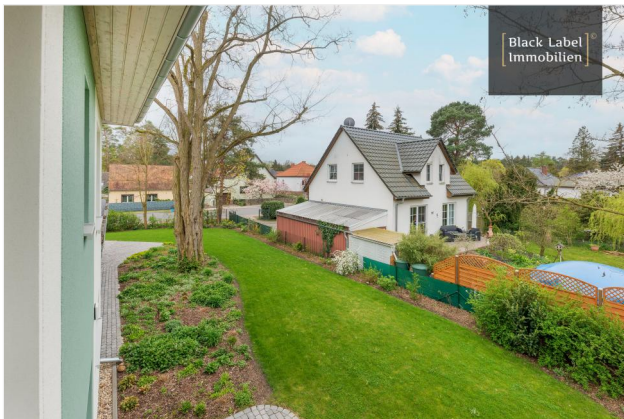




Bungalow and townhouse



Facade townhouse



View



Facade bungalow



Bungalow and townhouse

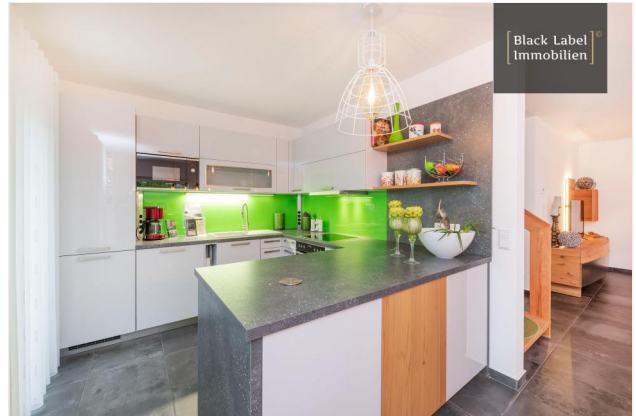


Dining townhouse

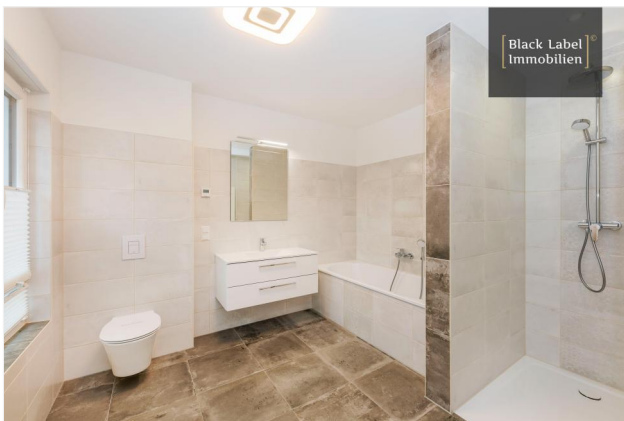




Living area townhouse



Kitchen townhouse



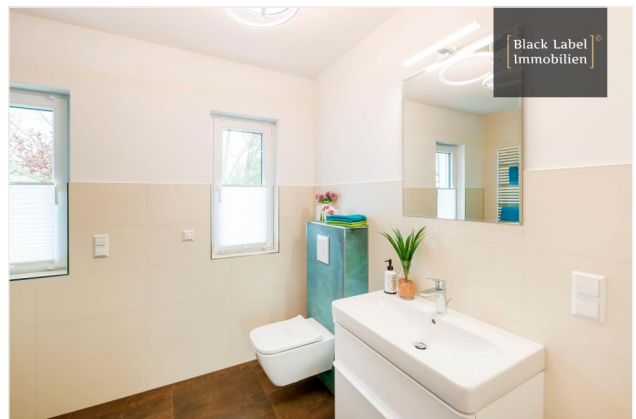
Bathroom townhouse



Kitchen bungalow



Living area bungalow

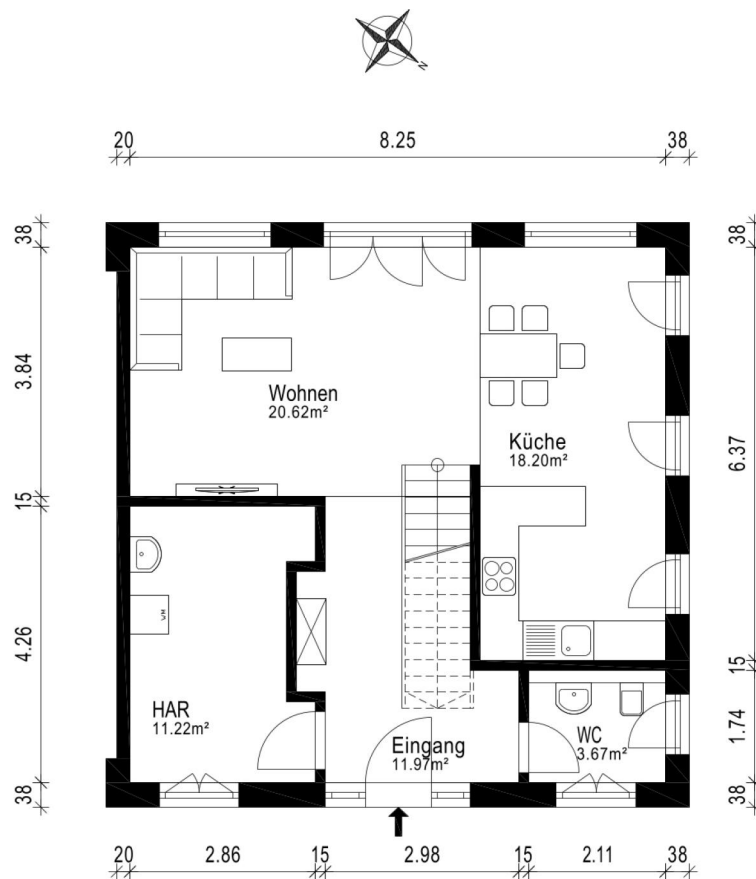


Bathroom bungalow



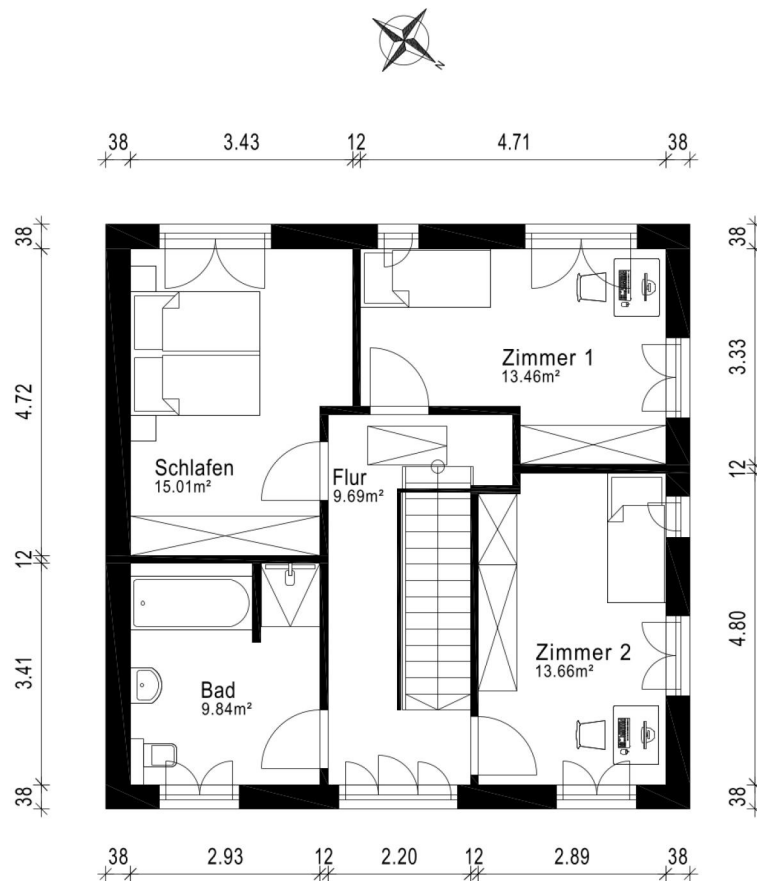
Grundriss

Foor plan townhouse GF



Grundriss

Foor plan townhouse UF



Grundriss

Foor plan bungalow

