

Ground floor flat directly at the Schäfersee in Berlin Reinickendorf

13407 Berlin, Ground floor apartment for sale

Object ID: HAS_WE03



Living area approx.: **29.80 m²** - Rooms: **1** - Purchase price: **215,000 EUR**



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Object ID	HAS_WE03
Property Type	Apartment, Ground floor apartment
Address	(Berlin Reinickendorf - Reinickendorf) 13407 Berlin Berlin
Floor	EG
Floors in the house	5
Living area approx:	29.80 m²
Rooms	1
Bathrooms	1
Heating system	Underfloor heating
Primary energy supplier	Gas
Features	Cellar, Lift, Parkettboden, Shower, tiled floor
Subject to commission	Yes
Buyer's commission	1,785% 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	215,000 EUR



Objektbeschreibung

This charming 1-bedroom ground floor flat is located in Berlin-Reinickendorf. The flat has a living area of approx. 29.8 m² and is located on the ground floor of a 5-storey building. A special highlight of the flat is the access to the south-facing garden, where you can enjoy the sun.

The flat is divided into a modern living-kitchen-sleeping area of approx. 25 m² and a bathroom with shower, washbasin as well as a toilet.

Features

- Two equipment lines for bathroom & WC
- Floor-level tiled showers
- Choice of parquet & tiles
- Underfloor heating (gas central)
- Plastic windows with triple insulating glazing
- Construction according to EnEV2016
- Cellar compartment for each flat
- Green inner courtyard with play area
- Bicycle parking spaces

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. Our independent mortgage broker is able to offer up to 70% to international clients, and our recommended lawyers are at hand to explain the legal process of buying real estate in Germany. 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

The Schäfersee is a small paradise in Berlin Reinickendorf. The green space surrounding it is one of Berlin's most beautiful garden monuments. Incidentally, the almost circular, natural body of water is named after a sheep farm that was located on its shores in the 19th century.

The circular path around the Schäfersee leads through the so-called 'Avenue of Trees'. Every spring, a new 'Tree of the Year' is planted here. The café by the lake invites residents to relax with coffee and cake or snacks.





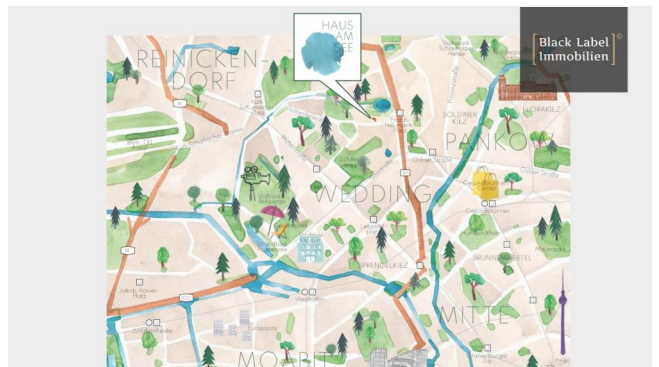
Example living area



Facade



Schaefersee



Map

