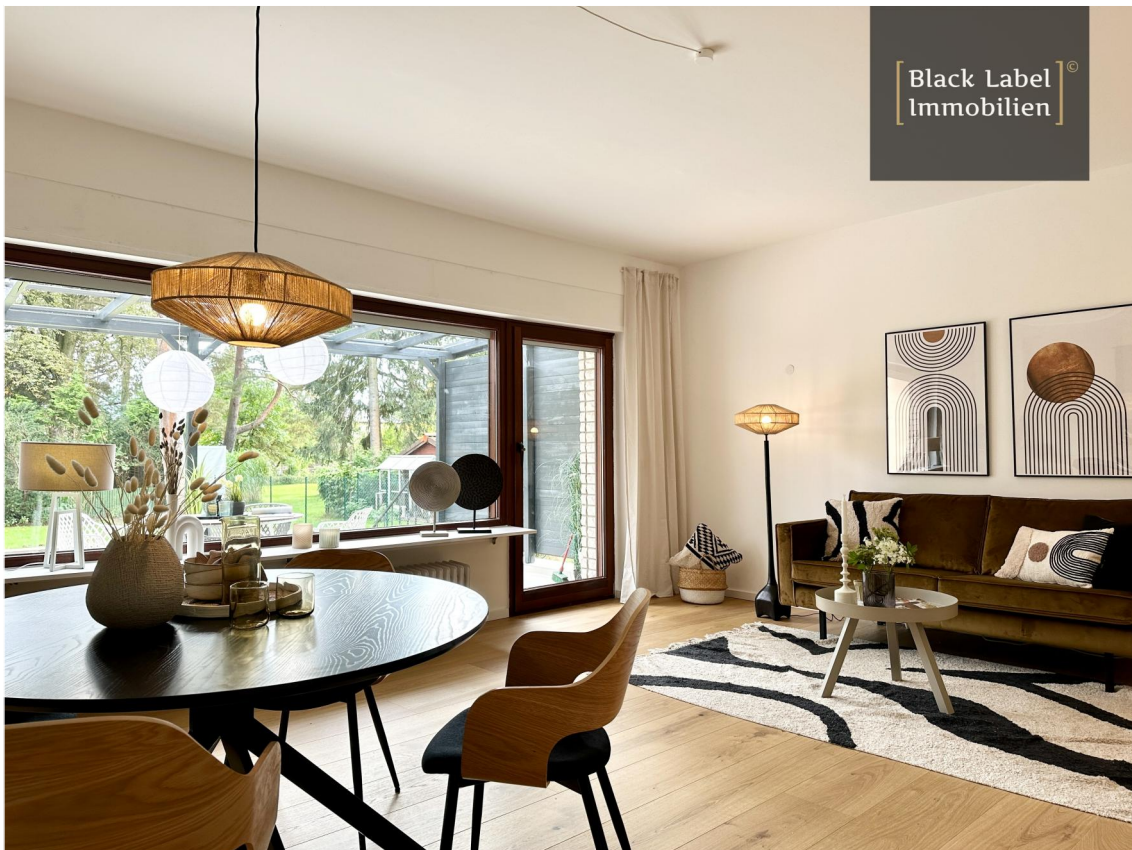


Renovated semi-detached house in a prime location in Frohnau

13465 Berlin, Semidetached house for sale

Object ID: 8886_1



Living area approx.: **107 m²** - Rooms: **4** - Purchase price: **649,000 EUR**



Renovated semi-detached house in a prime location in Frohnau

Object ID	8886_1
Property Type	House, Semidetached house
Address	(Berlin Reinickendorf - Hermsdorf) 13465 Berlin Berlin
Floors in the house	3
Living area approx:	107 m²
Balcony/Terrace space approx	8 m²
Property approx.	447 m²
Rooms	4
Schlafzimmer	3
Bathrooms	2
Balconies	1
Heating system	Central heating
Primary energy supplier	Öl
Year of construction	1972
Last modernization	2023
Condition	Like new
Features	High-end
Total parking spaces	1
Garage	1 parking spot
Features	Balcony, Bathtub, Cellar, Garage, Garten/Gartennutzung, Guest WC, Parkettboden, Shower
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	649,000 EUR
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Objektbeschreibung

With a generous living space of approx. 107 m², this semi-detached house is perfectly tailored to the needs of a family. On three floors you will find a total of 4 rooms, including 3 bedrooms, 1 kitchen and a daylight bathroom with tub. The spacious living room is the centre of the house where the family can gather. Large window fronts let in plenty of daylight and offer wonderful views of the garden. The high-quality floors and modern materials give each room an elegant and contemporary ambience. The bathroom is equipped with high-quality fittings and stylish tiling. A guest WC is also available, adding to the convenience of daily living. In addition, there is a cellar which has been converted into a study, providing perfect opportunities for home work.

The plot comprises approx. 447 m² and thus offers sufficient space for the private garden. Here you can enjoy your leisure time outdoors, children can play and you can have barbecue evenings with friends. A garage is accessible via the driveway and offers space for your car.

Features

- Renovated
- Parquet flooring
- Spacious garden
- Garage
- Perfect for families
- Heating should be renewed
- Available for occupancy

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	20.04.2022
Valid until	20.04.2032
Gebäudeart	Wohngebäude
Year of construction	1972
Primary energy source	Öl
Energy demand	164.00 kWh/(m ² ·a)
Energy efficiency class	F



Location

The semi-detached house is located in the green and exclusive Berlin district of Frohnau, which is known for its upscale residential ambience and charming surroundings. This location combines the advantages of a quiet suburban idyll with the proximity to the capital Berlin.

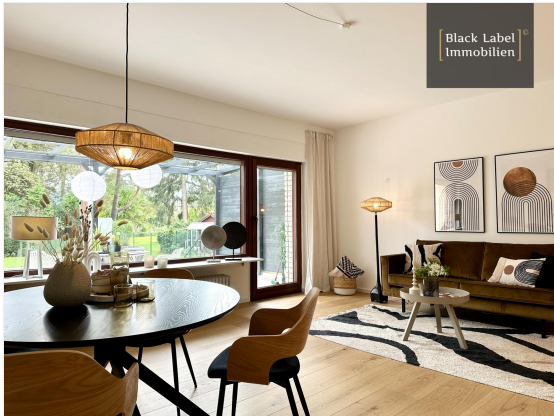
The surrounding area is characterised by many well-kept detached and semi-detached houses. Within a radius of about 500m you will find everything you need for your daily needs, from grocery shops to restaurants, pharmacies and the Dominikus Hospital.

The proximity to Tegeler Forst, an extensive forest area, offers nature enthusiasts numerous opportunities for hiking, jogging and cycling. The surrounding area is ideal for outdoor activities and offers a relaxing contrast to the hustle and bustle of the city centre.

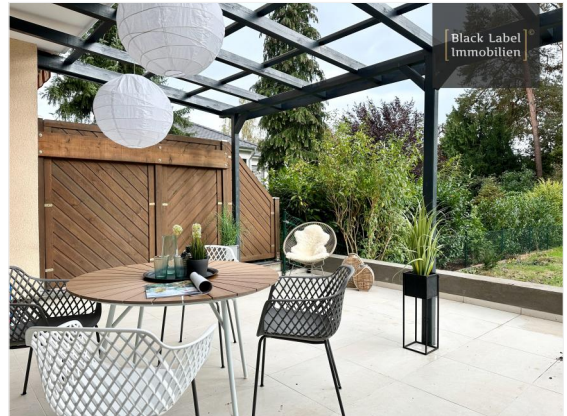
The public transport network is well developed, so you can easily reach Berlin's city centre. You can reach the nearest bus stop after just 200 m, which makes mobility easy. The excellent school provision and the large number of kindergartens in the area make Frohnau particularly attractive for families.

Berlin-Frohnau is characterised by a quiet, green and upscale lifestyle. Here you can combine the amenities of city life with the peace and beauty of the suburbs. This combination makes Frohnau a desirable place to live for people who value a high quality of life.

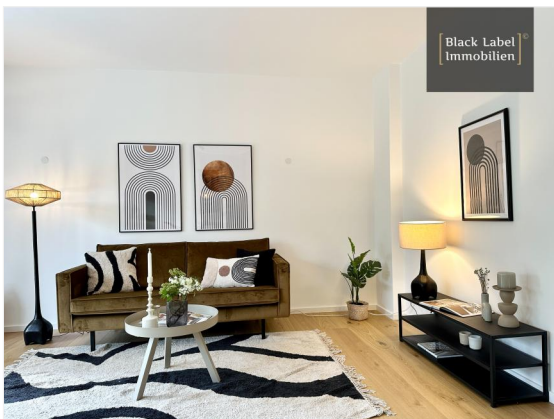




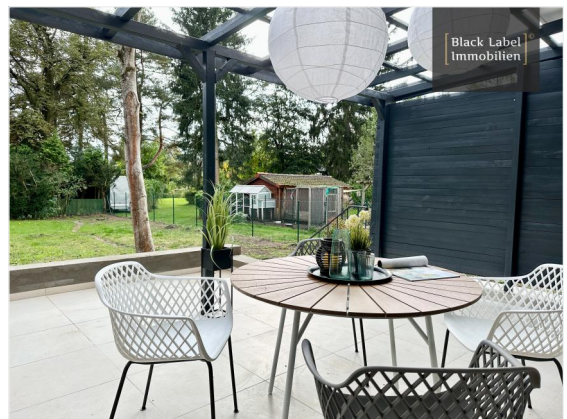
Livingroom



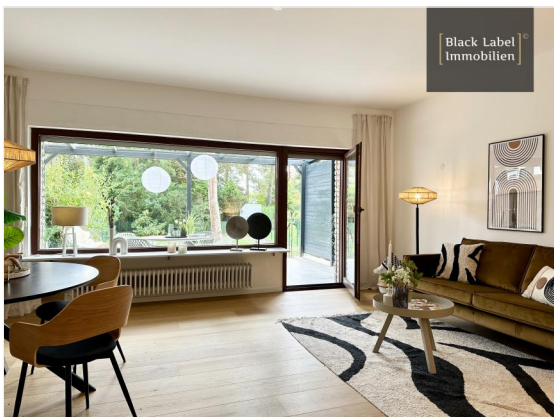
Terrace



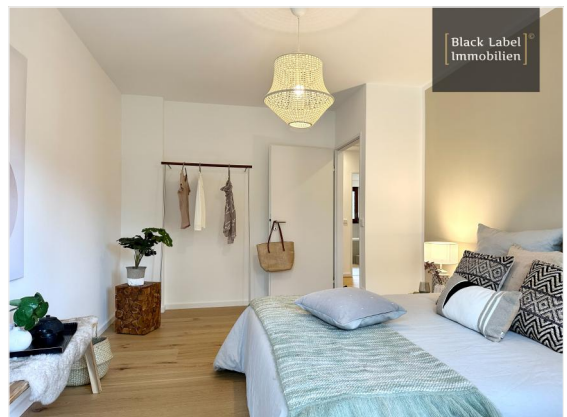
Livingroom



Terrace

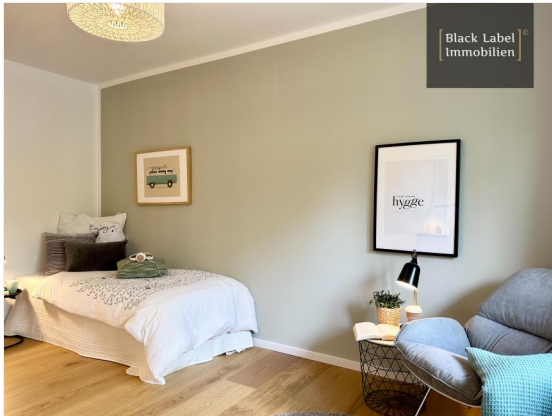


Livingroom

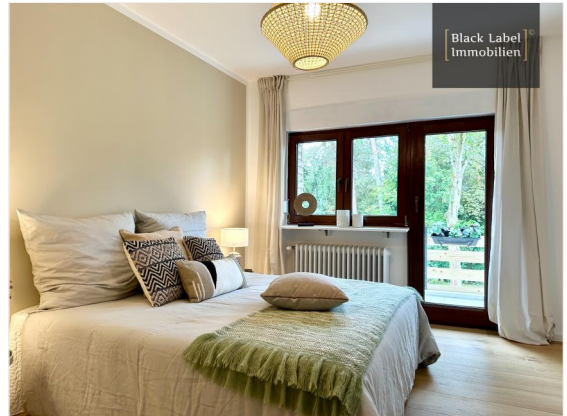


Guest room





Guest room



Bedroom



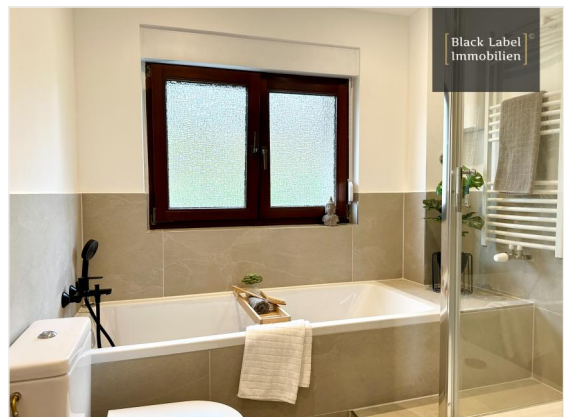
Childrens room



Kitchen



Kitchen



Bathroom



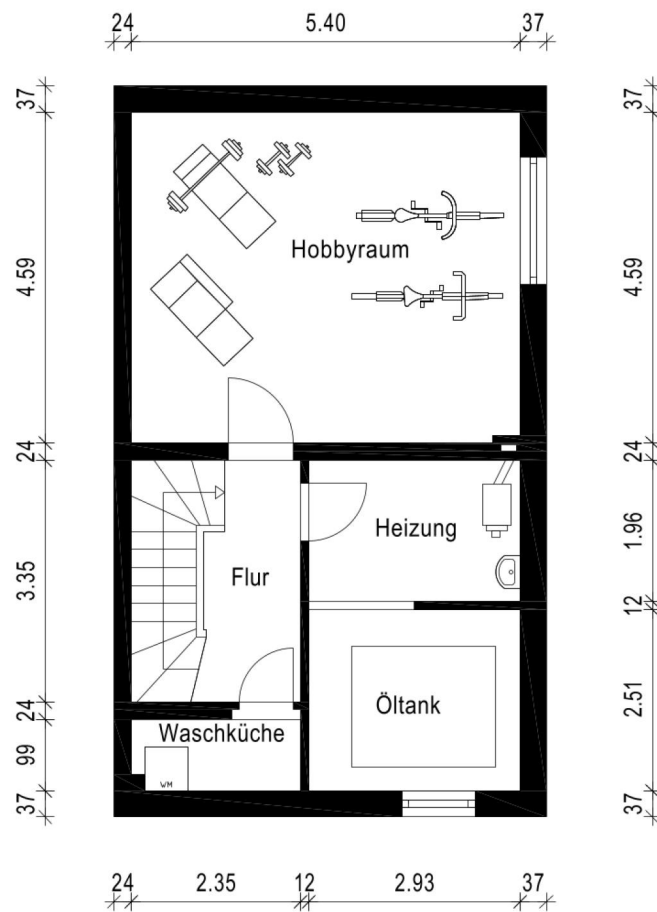


House



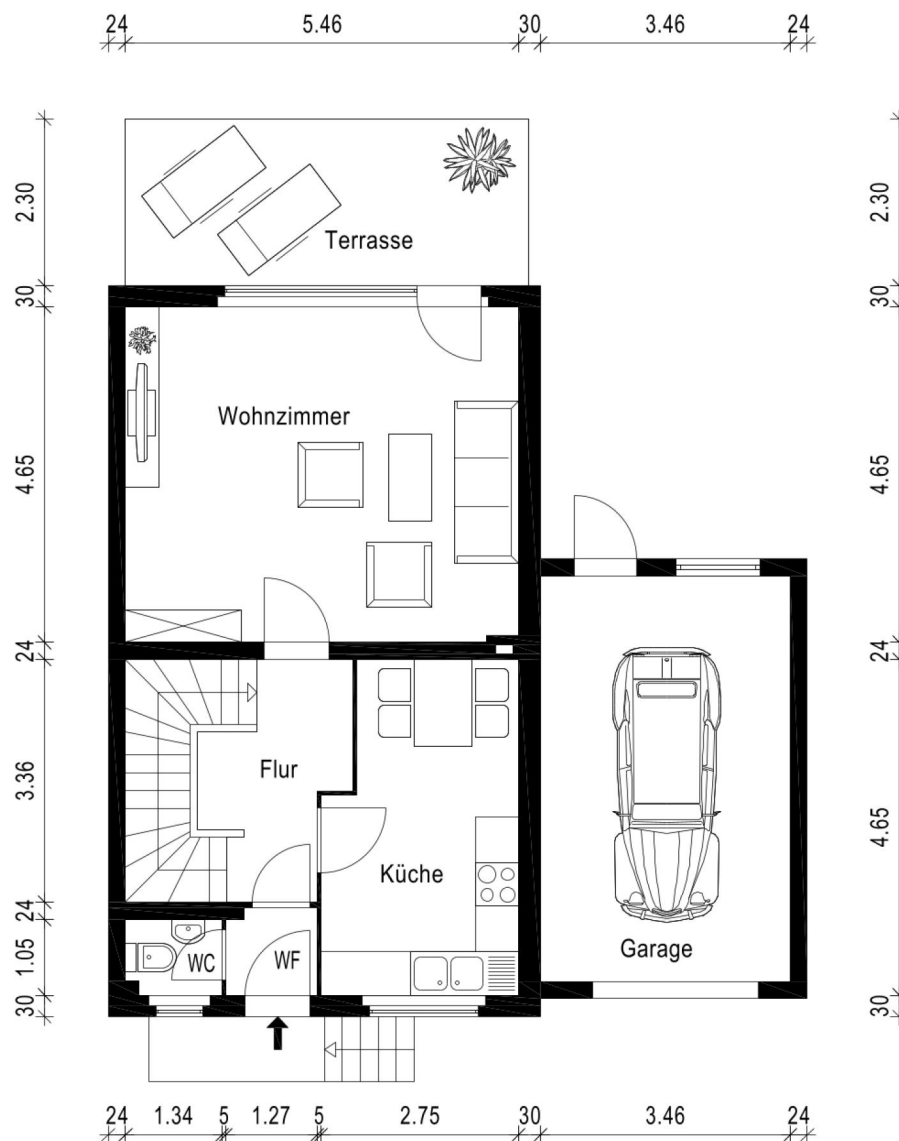
Grundriss

Floor plan



Grundriss

Floor plan



Grundriss

Floor plan

