

Westerrönfeld

Umfassend saniertes Siedlungshaus mit modernem Wohlfühlcharakter

CODICE OGGETTO: 25053028



www.von-poll.com

PREZZO D'ACQUISTO: 375.000 EUR • SUPERFICIE NETTA: ca. 113,7 m² • VANI: 5 • SUPERFICIE DEL TERRENO: 697 m²

CODICE OGGETTO: 25053028 - 24784 Westerrönhofeld

- A colpo d'occhio
- La proprietà
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A colpo d'occhio

CODICE OGGETTO	25053028
Superficie netta	ca. 113,7 m ²
Tipologia tetto	a due falde
Vani	5
Camere da letto	3
Bagni	2
Anno di costruzione	1959
Garage/Posto auto	2 x superficie libera, 2 x Garage

Prezzo d'acquisto	375.000 EUR
Casa	Casa unifamiliare
Compenso di mediazione	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Stato dell'immobile	Ristrutturato
Tipologia costruttiva	massiccio
Superficie lorda	ca. 80 m ²
Caratteristiche	Terrazza, Bagni di servizio, Giardino / uso comune

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Dati energetici

Tipologia di riscaldamento	a pavimento
Riscaldamento	Gas naturale pesante
CERTIFICAZIONE ENERGETICA VALIDO FINO A	18.03.2035
Fonte di alimentazione	Gas

Certificazione energetica	Diagnosi energetica
Consumo energetico	147.60 kWh/m²a
Classe di efficienza energetica	E
Anno di costruzione secondo il certificato energetico	1959

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La proprietà



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FÜR SIE IN DEN BESTEN LAGEN



VON POLL
IMMOBILIEN



IHRE IMMOBILIENSPEZIALISTEN

Eigentümern bieten wir eine kostenfreie und unverbindliche
Marktpreiseinschätzung ihrer Immobilie an.

Kontaktieren Sie uns, wir freuen uns darauf, Sie persönlich und individuell zu beraten.

T.: 04331 - 83 89 99 0

Shop Rendsburg | Stegen 5 | 24768 Rendsburg | rendsburg@von-poll.com

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La proprietà

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Eine *ausgezeichnete* Wahl:
VON POLL IMMOBILIEN.

Capital
MAKLER-KOMPASS
HEFT 10/2023
Top-Makler Kiel
★★★★★
Höchstnote für
von Poll Immobilien
Quelle: IIR Institut
18 TEST: 5.000 Makler
GEHTIG: 80/23

MONEY
HÖCHSTE
KUNDEN-
ZUFRIEDEN-
HEIT
VON POLL IMMOBILIEN
12 weitere Anbieter
erhielten die Tests Note gut
im Test: 88 Immobilien-
makler in Deutschland
Ausgabe 9/2024
★★★★★

TEST
UNTERNEHMEN
DES JAHRES
2025
VON POLL IMMOBILIEN
ANALYSE
KUNDENZUFRIEDENHEIT
★★★★★
VON POLL IMMOBILIEN

DEUTSCHLAND
TEST
HÖCHSTE
REPUTATION
PRÄDIXAI
„HERAUSRAGEND“
VON POLL IMMOBILIEN
ANALYSE
FOCUS 30/24 (DEUTSCHLANDTEST)DE
★★★★★
VON POLL IMMOBILIEN

F.A.Z. INSTITUT
DEUTSCHLANDS
BEGEHRTESTE
IMMOBILIENMAKLER
VON POLL IMMOBILIEN
Basis: Anbieterreputation
02/2025
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Una prima impressione

Sie schätzen gewachsene Wohngebiete und suchen eine Immobilie, die durch Individualität, Modernität und Bezugstiefe überzeugt? Dann ist dieses Siedlungshaus genau das Richtige für Sie! Es wurde 1959 erbaut und seit 2009 mit viel Liebe zum Detail umfassend saniert und modernisiert, ohne den ursprünglichen Charme zu zerstören. Heute präsentiert sich das Haus als stilvolles Raumwunder, das eine gekonnte Symbiose mit dem historischen Charme des Hauses eingeht. Man betritt das Haus über eine offene Diele mit großzügiger Garderobe. Schon im Eingangsbereich sorgen der dunkle Boden, die weißen Innentüren und die moderne Farbgestaltung für ein stilvolles Ambiente mit Hygge-Faktor. Die Raumaufteilung ist durchdacht und garantiert hohen Wohnkomfort. Im Erdgeschoss lädt eine moderne, offene Küche mit separater Speisekammer und angrenzendem Essbereich zum geselligen Beisammensein mit Freunden und Familie ein. Von hier aus gelangt man auch auf die sonnige Terrasse mit Blick in den Garten, in dem früher sicherlich Gemüse und Obst angebaut wurden. Heute bietet diese grüne Oase Platz zum Spielen, Entspannen oder zur Verwirklichung ganz persönlicher Gartenträume. Ein modernes Duschbad und ein gemütliches Wohnzimmer runden das Raumangebot im Erdgeschoss ab. Im Dachgeschoss befinden sich drei Räume, die ideal als Schlaf-, Kinder- oder Arbeitszimmer genutzt werden können, sowie ein großzügiges Badezimmer mit Badewanne und bodengleicher Dusche. Hervorzuheben ist auch der ausgebaut und voll isolierte Spitzboden, der über eine massive Holzterrasse zu erreichen ist. Hier befinden sich ein weiteres Zimmer, ein WC sowie ausreichend Stauraum für Weihnachtsschmuck und Koffer. Der geräumige Keller bietet ausreichend Stauraum. Hier ist nicht nur die Heizung untergebracht. Auch zum Wäschewaschen, für Vorräte und eine Werkstatt ist hier genug Platz. Ein Raum hat sogar wohnlichen Charakter und wurde in der Vergangenheit oft als Gästezimmer genutzt. Von hier aus gelangt man über eine Außentreppe bequem in den Garten. Zwei Garagen sowie weitere Freiflächen vor dem Haus bieten Platz für den privaten Fuhrpark. Ein modernes Raumwunder für die ganze Familie südlich des Nord-Ostsee-Kanals - Einziehen, Wohnen und Wohlfühlen.

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Dettagli dei servizi

- Kernsanierte, bezugsfertige Immobilie
- Offenes Wohnkonzept
- Lichtdurchflutete Räume
- Gas-Brennwertheizung (2012)
- Einblasdämmung (2010)
- Dachsanierung inkl. 200 mm Dämmung mit glasierten Pfannen (2006)
- Erneuerung der Elektroinstallation (2010)
- Einbau eines neuen Edelstahlschornsteins (2009)
- Erneuerung der Wasserleitungen (2009)
- Kunststofffenster mit Dreifachverglasung (2009)
- Erneuerung des Hauseingangs inkl. Pflasterung, Treppe und Haustür (2005)
- Sanierter und von außen isolierter Keller (2007)
- Fußbodenheizung im Erdgeschoss und im Badezimmer im Dachgeschoss (2009)
- 4 Solarkollektoren zur Warmwassererwärmung (2005)
- Neue, bisher ungenutzte Wallbox (2022)
- Moderne, offene Küche aus dem Jahr 2010
- Austausch der Innentüren (2010)
- Zwei moderne Bäder (2009 und 2013)
- Erneuerung der Fußböden (2009)
- Möglichkeit zum Anschluss eines wasserführenden Kamins
- Ausgebauter, vollisolierter Spitzboden (Nutzfläche)
- Sonnige Terrasse in Südlage
- Pflegeleichter Garten
- Zwei Garagen
- Glasfaser liegt in der Straße
- Ruhige, familienfreundliche Lage

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Tutto sulla posizione

Zwischen den Meeren in der Mitte Schleswig-Holsteins in Randlage zum Nord-Ostsee-Kanal und der Kreisstadt Rendsburg liegt die Gemeinde Westerrönfeld. Vielfältige Einkaufsmöglichkeiten, Ärzte, Schulen, Kindergärten und Sportvereine sind direkt in Westerrönfeld angesiedelt. Aufgrund der unmittelbaren Nähe zur Stadt Rendsburg sind weiterführende Schulen und Gymnasien, eine Vielzahl an Kulturangeboten, gastronomische Einrichtungen sowie der Bahnhof in kürzester Zeit – auch mit dem Fahrrad durch den Fußgängertunnel – erreichbar. Die Landeshauptstadt Kiel ist nur ca. 20 Autominuten, Flensburg, Itzehoe und Hamburg 30 - 45 Minuten entfernt. Auch die Ostsee, die Nordsee oder die dänische Grenze sind in 30 - 60 Minuten zu erreichen. Der wunderschöne 18-Loch-Golfplatz Lohersand liegt in knapp 15 km Entfernung.

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Ulteriori informazioni

Es liegt ein Energiebedarfsausweis vor. Dieser ist gültig bis 18.3.2035. Endenergiebedarf beträgt 147.60 kwh/(m²*a). Wesentlicher Energieträger der Heizung ist Erdgas schwer. Das Baujahr des Objekts lt. Energieausweis ist 1959. Die Energieeffizienzklasse ist E. GELDWÄSCHE: Als Immobilienmaklerunternehmen ist die von Poll Immobilien GmbH nach § 2 Abs. 1 Nr. 14 und § 11 Abs. 1, 2 Geldwäschegesetz (GwG) dazu verpflichtet, bei der Begründung einer Geschäftsbeziehung die Identität des Vertragspartners festzustellen und zu überprüfen, bzw. sobald ein ernsthaftes Interesse an der Durchführung des Immobilienkaufvertrages besteht. Hierzu ist es erforderlich, dass wir nach § 11 Abs. 4 GwG die relevanten Daten Ihres Personalausweises festhalten (wenn Sie als natürliche Person handeln) – beispielsweise mittels einer Kopie. Bei einer juristischen Person benötigen wir eine Kopie des Handelsregistrauszugs, aus welchem der wirtschaftlich Berechtigte hervorgeht. Das Geldwäschegesetz sieht vor, dass der Makler die Kopien bzw. Unterlagen fünf Jahre aufbewahren muss. Als unser Vertragspartner haben Sie auch eine Mitwirkungspflicht nach § 11 Abs. 6 GwG. HAFTUNG: Wir weisen darauf hin, dass die von uns weitergegebenen Objektinformationen, Unterlagen, Pläne etc. vom Verkäufer bzw. Vermieter stammen. Eine Haftung für die Richtigkeit oder Vollständigkeit der Angaben übernehmen wir daher nicht. Es obliegt daher unseren Kunden, die darin enthaltenen Objektinformationen und Angaben auf ihre Richtigkeit hin zu überprüfen. Alle Immobilienangebote sind freibleibend und vorbehaltlich Irrtümer, Zwischenverkauf- und Vermietung oder sonstiger Zwischenverwertung. UNSER SERVICE FÜR SIE ALS EIGENTÜMER: Planen Sie den Verkauf oder die Vermietung Ihrer Immobilie, so ist es für Sie wichtig, deren Marktwert zu kennen. Lassen Sie kostenfrei und unverbindlich den aktuellen Wert Ihrer Immobilie professionell durch einen unserer Immobilienspezialisten einschätzen. Unser bundesweites und internationales Netzwerk ermöglicht es uns, Verkäufer bzw. Vermieter und Interessenten bestmöglich zusammenzuführen.

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