Waldeck

Pure lake view – Exclusive lake house with wellness oasis & en suite balconies

Property ID: 22316038



PURCHASE PRICE: 0 • LIVING SPACE: ca. 370 m^2 • ROOMS: 6 • LAND AREA: 1310 m^2

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At a glance

Property ID	22316038
Living Space	ca. 370 m²
Roof Type	Gabled roof
Rooms	6
Bedrooms	3
Bathrooms	2
Year of construction	1991
Type of parking	1 x Car port, 2 x Outdoor parking space, 1 x Garage

Purchase Price	Auf Anfrage
House	Single-family house / Detached house
Provision	Käuferprovision 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Modernisation / Refurbishment	2023
Condition of property	Completely renovated
Construction method	Solid
Equipment	Terrace, Guest WC, Swimming pool, Sauna, Fireplace, Garden / shared use, Built-in kitchen, Balcony

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Energy Data

Type of heating	Underfloor heating
Energy Source	Oil
Energy certificate valid until	09.01.2035
Power Source	Oil

Energy Certificate	Energy demand certificate
Final Energy Demand	222 kWh/m²a
Energy efficiency class	G
Year of construction according to energy certificate	1996

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The property





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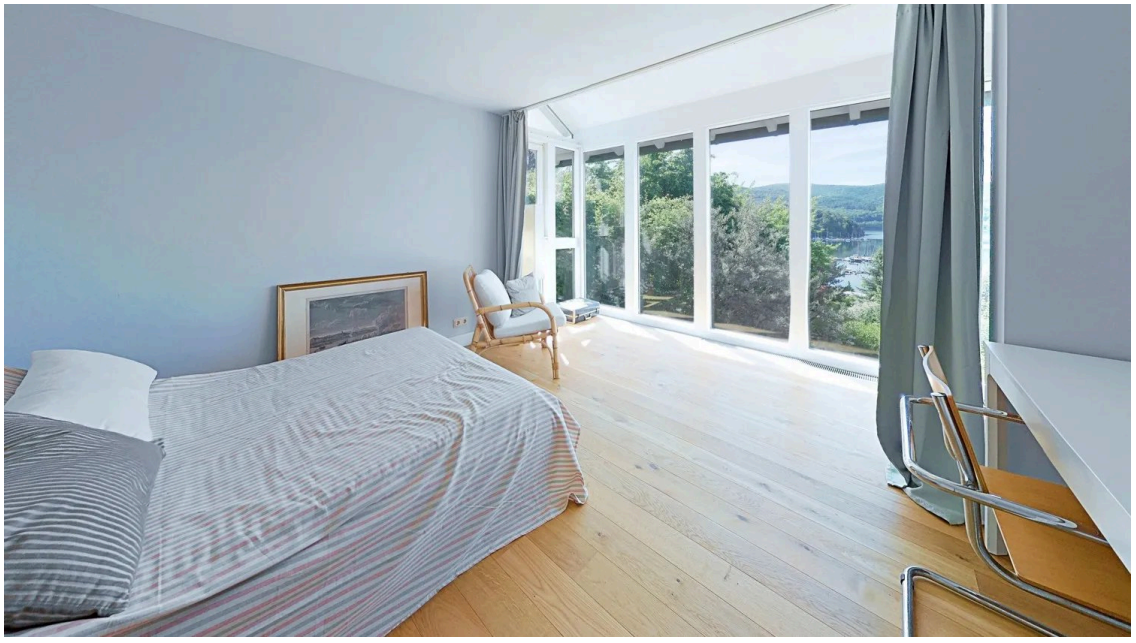




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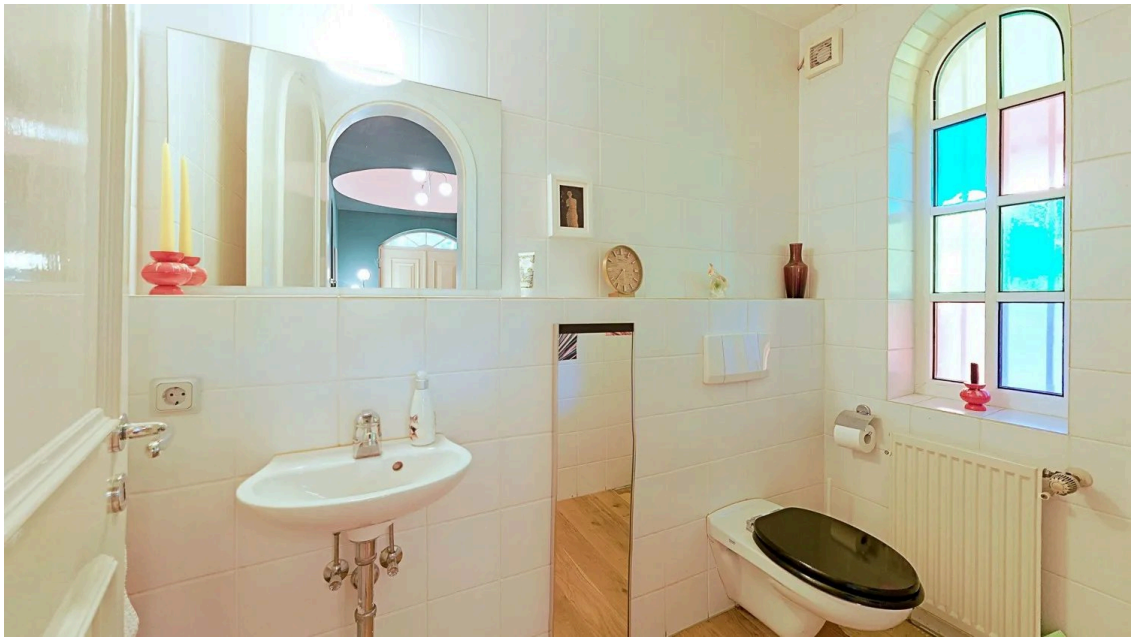
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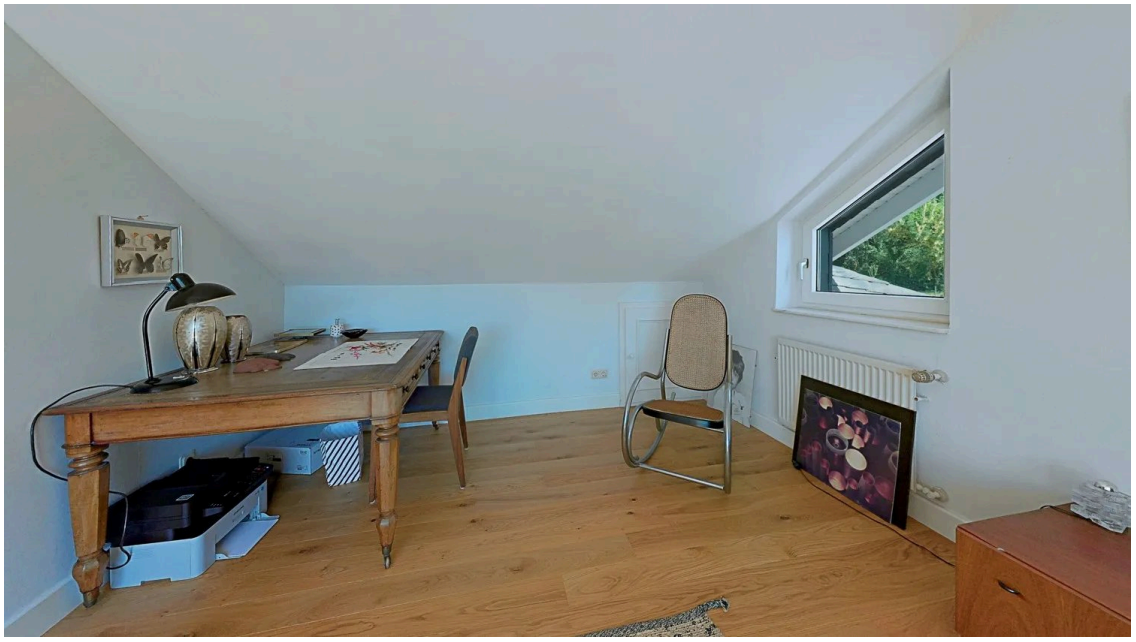
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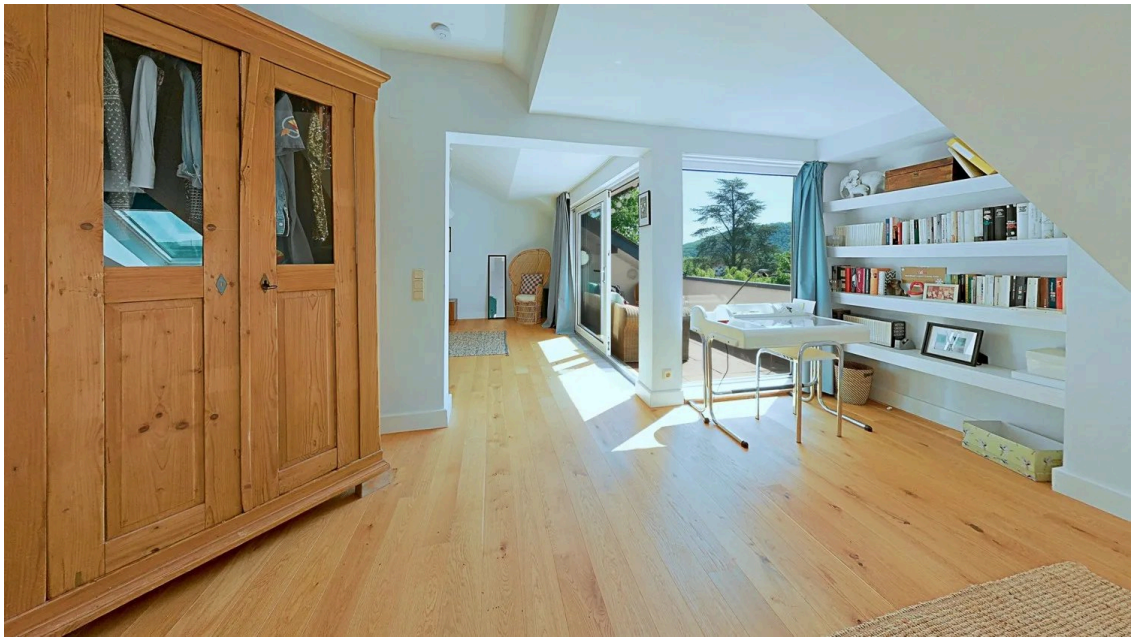
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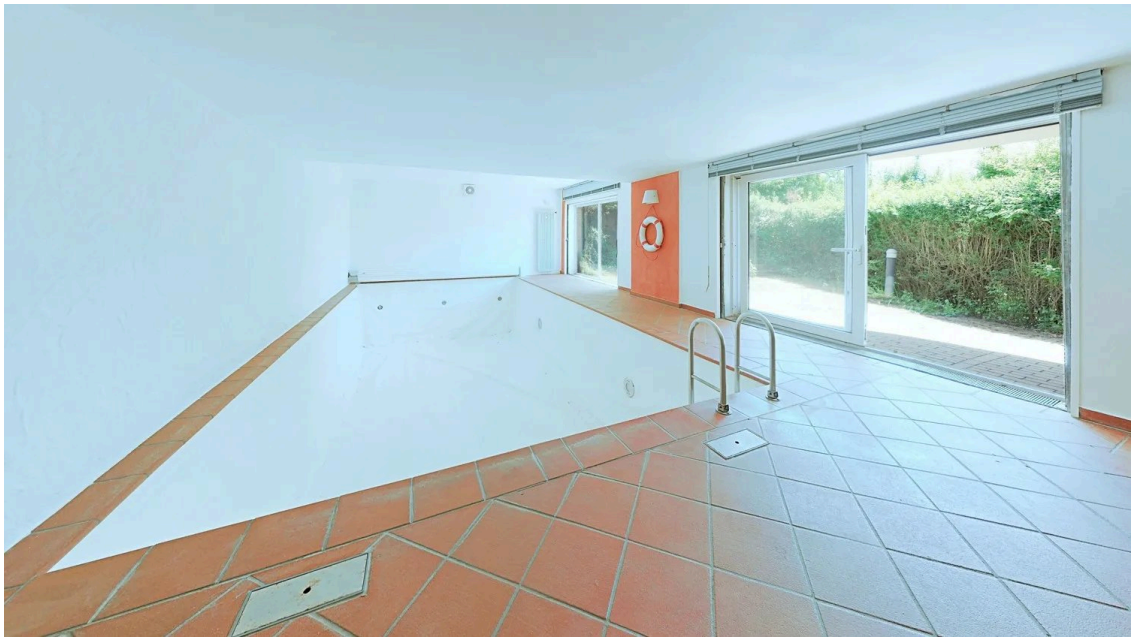
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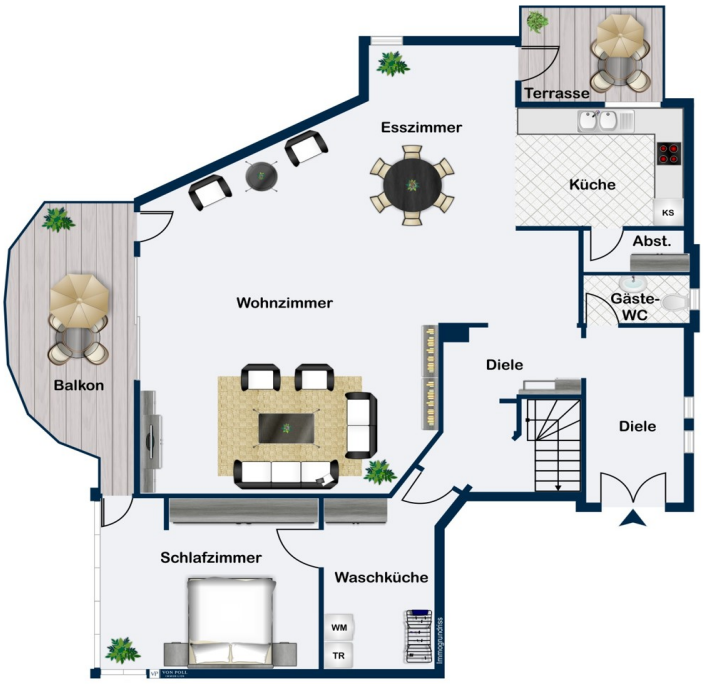
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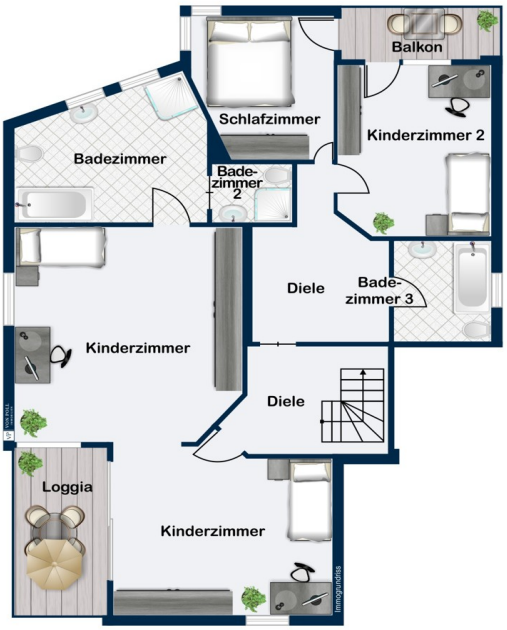
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Floor plans




Balkon
Schlafzimmer
Kinderzimmer 2
Badezimmer
Bade-
zimmer
2
Diele
Bade-
zimmer 3
Kinderzimmer
Diele
Loggia
Kinderzimmer



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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A first impression

For sale is a spacious detached house offering approximately 370 m² of living space on a plot of approximately 1310 m². Built in 1991, this property underwent extensive renovations in 2023 and is presented in a very well-maintained and contemporary condition. Upon entering the house, the high-quality finishes are immediately apparent. The property features six spacious rooms, including three comfortable bedrooms, ideal for families or couples needing extra space. Two modern bathrooms complete the living space, offering both a bathtub and a shower to cater to different needs. One of the outstanding features of this house is the breathtaking lake view, which can be enjoyed from every room. The living spaces are designed to maximize natural light and the best possible views. Three balconies, a loggia, and a generous terrace invite you to enjoy the outdoors and the fresh air. The proximity to the water lends a special ambiance to every room. The house's interior also features a heated indoor pool and a sauna, perfect for both relaxation and exercise. Thanks to the combination of central heating and underfloor heating, a comfortable warmth is ensured even during the cooler months. A spacious garage and a carport provide ample parking for your vehicles. And what would a house by the lake be without its boat slip? Located just a 3-minute walk from the house on Lake Edersee, it's ideal for water sports enthusiasts and recreational boaters. For the winter months, there's a covered storage area behind the house for your boat trailer. These amenities enhance the comfort and security of your future home. The kitchen is equipped with modern, high-quality appliances and offers plenty of space for culinary creations. There's also an open-plan living and dining area, perfect for social gatherings and family events. Another highlight is the guest house, measuring approximately 20-25 square meters. Designed in the style of a Scandinavian garden house, this property offers beautiful lake views. It features a private terrace, a bathroom, and a kitchenette. The practical layout and bright design create a pleasant atmosphere – ideal as guest accommodation, a home office, or a retreat. This property combines high-quality features with a well-thought-out floor plan and stunning views. The excellent location and modern infrastructure make this property particularly attractive. Interested parties are welcome to arrange a viewing and see the advantages of this property for themselves. Contact us to schedule a viewing appointment.

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All about the location

Die Immobilie befindet sich in der nordhessischen Gemeinde Waldeck im Ortsteil Scheid.

Waldeck ist eine Kleinstadt im nordhessischen Landkreis Waldeck-Frankenberg. Sie ist anerkannter Luftkurort und trägt seit 2021 die amtliche Zusatzbezeichnung Nationalparkstadt in Bezug auf den naheliegenden Nationalpark Kellerwald-Edersee, der sich in das Waldecker Bergland erstreckt.
Das Stadtgebiet von Waldeck befindet sich in Nordhessen etwa 30 km westsüdwestlich von Kassel nördlich des von der Eder durchflossenen Edersees, dem flächenmäßig zweit- und volumenmäßig drittgrößten Stausee Deutschlands. Es umfasst eine überwiegend land- und forstwirtschaftlich genutzte Mittelgebirgslandschaft.

Das Stadtgebiet befindet sich inmitten des Waldecker Berglandes und zieht sich von den Ufern des Edersees in nördlichen Richtungen bis in den Langen Wald hinein. Waldeck liegt oberhalb der Teilflächen des Nationalparks an den Nordhängen des Edersees, zu dem auch die Ederhöhen südlich des Stausees gehören, die Teil des Kellerwalds sind.

Durch das Waldecker Stadtgebiet bzw. entlang dessen Grenzen verlaufen Abschnitte mehrerer Fließgewässer, wozu im Fulda-Einzugsgebiet die Eder, deren Zuflüsse Netze und Werbe sowie im Diemel-Einzugsgebiet die Twiste-Zuflüsse Watter und Wilde gehören.

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Other information

Es liegt ein Energiebedarfsausweis vor.
Dieser ist gültig bis 9.1.2035.
Endenergiebedarf beträgt 222.00 kwh/(m²*a).
Wesentlicher Energieträger der Heizung ist Öl.
Das Baujahr des Objekts lt. Energieausweis ist 1996.
Die Energieeffizienzklasse ist G.

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Contact partner

For further information, please contact your contact person:

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