Essen – Kupferdreh

The TV House: Exceptional architecture in a prominent location

Property ID: 23029024



PURCHASE PRICE: 795.000 EUR • LIVING SPACE: ca. 188 m^2 • ROOMS: 7 • LAND AREA: 1571 m^2

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At a glance

Property ID	23029024
Living Space	ca. 188 m²
Rooms	7
Bedrooms	6
Bathrooms	2
Year of construction	1956
Type of parking	2 x Outdoor parking space, 2 x Garage

Purchase Price	795.000 EUR
House	Single-family house / Detached house
Provision	Käuferprovision 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Modernisation / Refurbishment	2003
Condition of property	Well-maintained
Construction method	Solid
Equipment	Terrace, Guest WC, Garden / shared use, Built-in kitchen, Balcony

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Energy Data

Type of heating	Central heating
Energy Source	Gas
Energy certificate valid until	16.11.2033
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	175 kWh/m²a
Energy efficiency class	F
Year of construction according to energy certificate	1956

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The property





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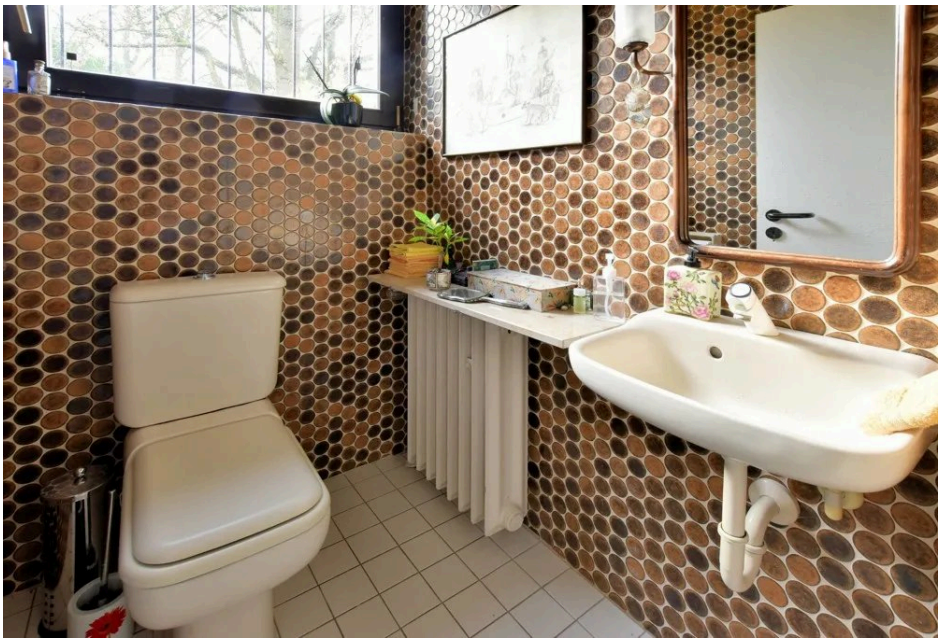
The property





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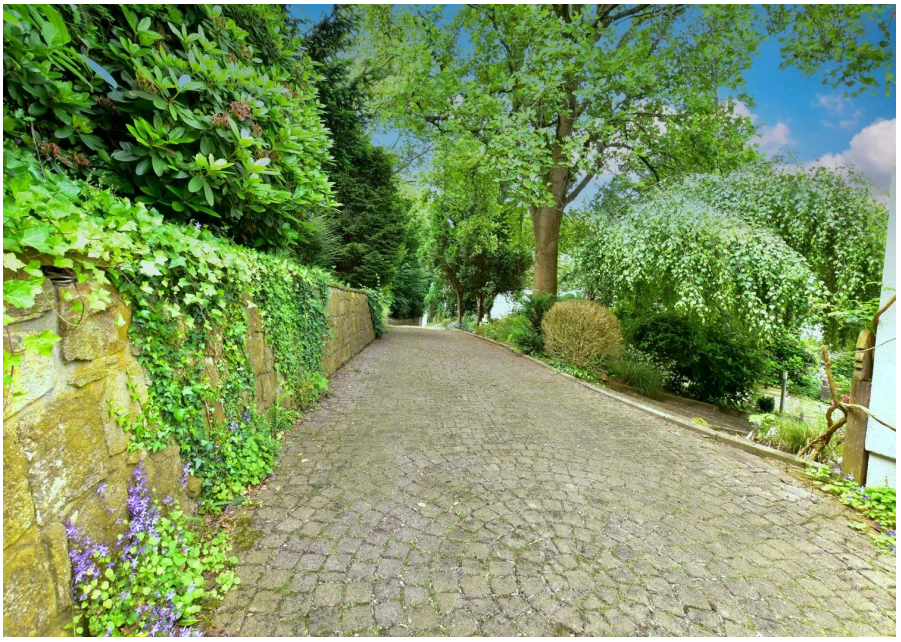
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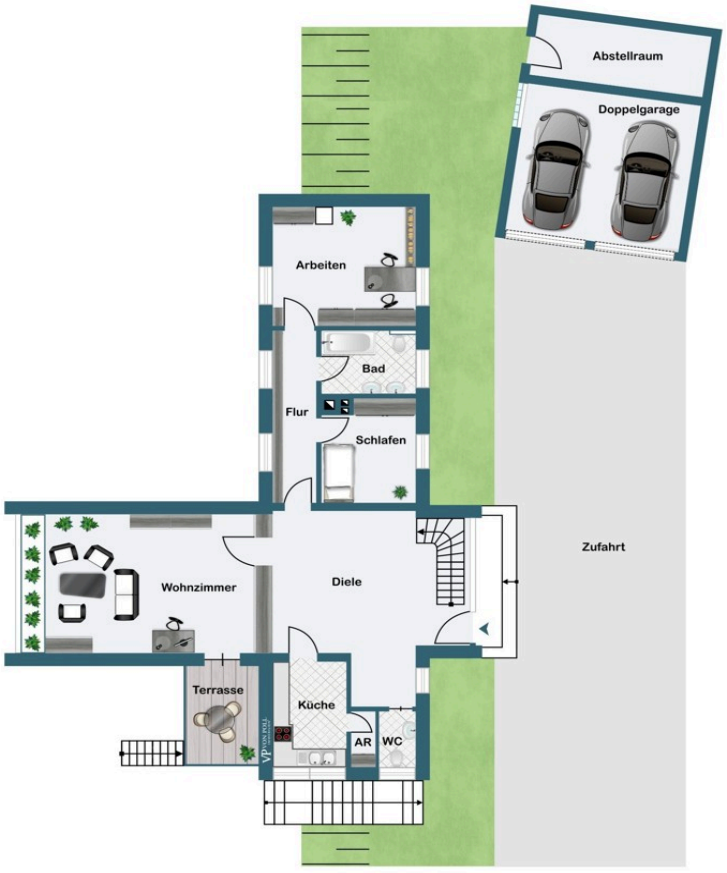
The property





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Floor plans





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

The TV House: Individuality and spectacular views! An exciting property with plenty of space for the whole family. This impressive property in Essen Kupferdreh was built in 1956 in a cubic style and will captivate you with its unique character and phenomenal views over the Ruhr Valley. Known locally as the "TV House," this property is situated in a quiet residential area on a gentle slope, surrounded by greenery and offering plenty of privacy. Spread over two floors with a total living area of approximately 188 m², the unusual architectural style and resulting unique layout offer numerous possibilities for creating a truly individual home. A beautifully landscaped driveway from the main road leads to the front of the house, where a large double garage is located. The entrance, with its wide glass front, is very welcoming and allows plenty of light into the spacious hallway, which can be used in a variety of ways as a central room. Create your dining area here or easily extend the space into a living room. To the left are a guest WC, cloakroom, and kitchen with an adjoining pantry. Straight ahead leads you to the highlight of the house: the "floating" living room, featuring a floor-to-ceiling window front, which projects far forward. From here, you can enjoy unobstructed panoramic views and create your own personal haven in approximately 35 square meters of living space. A suggested layout is included in this brochure. You can also enjoy the sunshine on this level, as the living room opens onto a small balcony with an awning and a staircase leading down to the garden, which can also be accessed via other entrances. The right wing of the approximately 124-square-meter upper floor also includes a bedroom, a bathroom, and a study. The basement offers approximately 64 square meters of living space and features four rooms, including one with access to the garden and patio, a shower room, two storage rooms, and a utility room with laundry facilities. The rooms can be used flexibly as offices, bedrooms, guest rooms, or hobby rooms. A solar system on the roof provides hot water, and an alarm system ensures your reliable security. The property is in good condition but requires extensive modernization (e.g., bathrooms, heating, flooring), offering you the opportunity to realize your individual wishes. Design this exceptional house according to your vision and make it your perfect home. The architectural style, location, views, and the beautiful garden with its unique trees and plants, a covered terrace, and a lawn with plenty of space to relax and play will delight your family. Want more space? The living area could be expanded by adding another floor and a roof terrace with spectacular views. If we have piqued your interest, we would be happy to provide you with further information and arrange a viewing. We look forward to hearing from you!

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Details of amenities

- Ruhige Lage mit separatem Zufahrtsweg
- Kubischer Baustil
- 2 Geschosse
- Individuelles Ambiente
- Unverbaubarer Fernblick
- Viele Gestaltungsmöglichkeiten
- Wohnzimmer mit Highlight-Faktor
- 7 Räume zum Wohnen, Arbeiten und Schlafen
- Große, erweiterbare Wohndiele
- 2 Bäder und Gäste WC
- Balkon mit Markise
- Überdachter Freisitz
- Großer Garten mit besonderem Baumbestand
- Doppelgarage mit angeschlossenem Lagerraum
- Solaranlage
- Alarmanlage
- Erweiterungsmöglichkeit durch Aufstockung

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All about the location

Essen-Kupferdreh

Essen-Kupferdreh liegt im Südosten der Stadt Essen und ist nicht zuletzt aufgrund seiner grünen und dennoch verkehrsgünstigen Lage sehr beliebt.

Schnell und unkompliziert gelangen Sie sowohl in die Essener Innenstadt, als auch in die umliegenden Städte Velbert, Heiligenhaus, Wuppertal und Bochum. Auch das Bergische Land ist von hier aus gut zu erreichen.

Vor allem aber bietet Essen-Kupferdreh eine grüne und äußerst abwechslungsreiche Landschaft mit zahlreichen Möglichkeiten der Freizeitgestaltung und Naherholung. Einen ausgesprochen hohen Freizeitwert bietet zudem der nahe gelegende Baldeneysee.

Selbstverständlich ist auch eine Versorgung mit Dingen des täglichen Bedarfs, Ärzten und Apotheken sichergestellt. Mehrere Kindergärten, Grundschulen und weiterführende Schulen befinden sich in der Nähe. Eine gute Anbindung an den öffentlichen Personennahverkehr, sowie der schnell erreichbare Autobahnanschluss zur A52 und A40 runden den Standort ab.

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Other information

Es liegt ein Energiebedarfsausweis vor.
Dieser ist gültig bis 16.11.2033.
Endenergiebedarf beträgt 175.00 kwh/(m²*a).
Wesentlicher Energieträger der Heizung ist Gas.
Das Baujahr des Objekts lt. Energieausweis ist 1956.
Die Energieeffizienzklasse ist F.

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Contact partner

For further information, please contact your contact person:

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