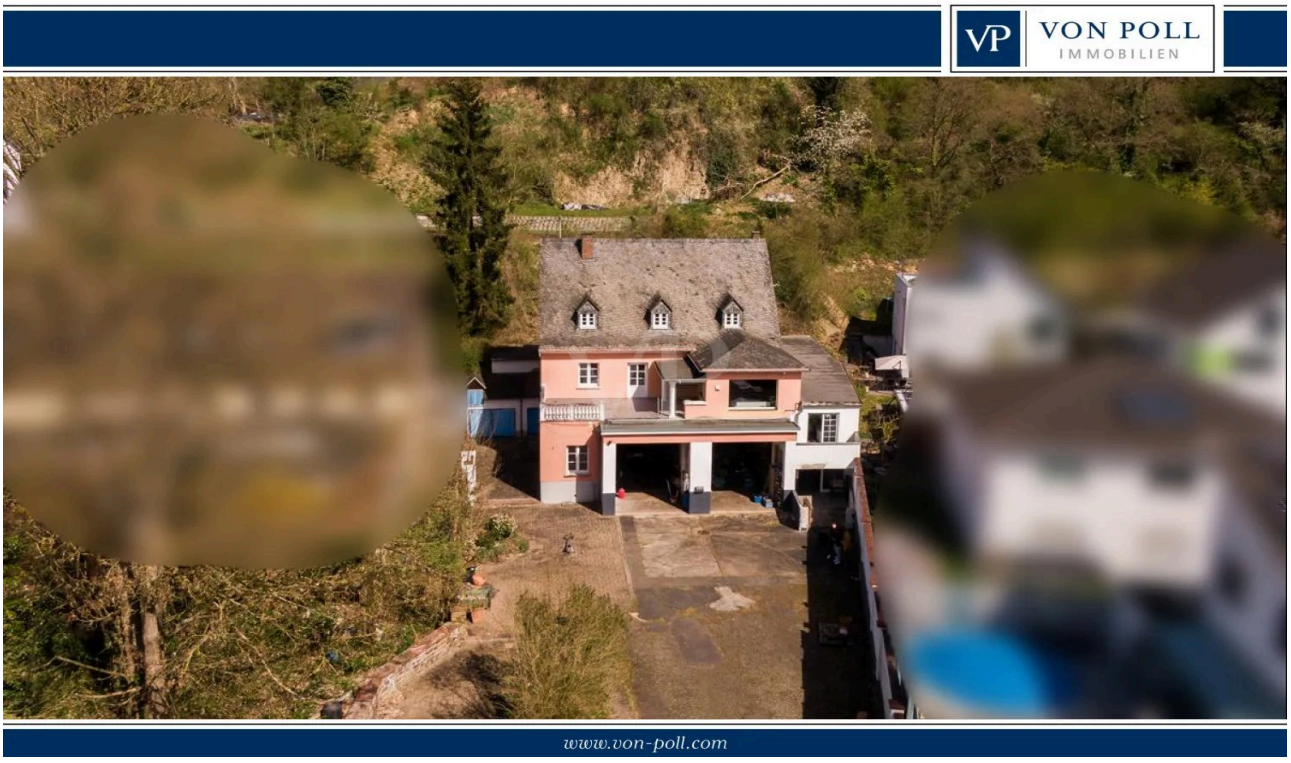
Vallendar

Live and work in a quiet location in Vallendar!

Property ID: 25014012



PURCHASE PRICE: 495.000 EUR • LIVING SPACE: ca. 225 m^2 • ROOMS: 8 • LAND AREA: 1767 m^2

Property ID: 25014012 - 56179 Vallendar

- At a glance
- The property
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- A first impression
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Property ID: 25014012 - 56179 Vallendar

At a glance

Property ID	25014012
Living Space	ca. 225 m²
Roof Type	Gabled roof
Rooms	8
Bedrooms	4
Bathrooms	2
Year of construction	1935
Type of parking	5 x Outdoor parking space, 5 x Garage

Purchase Price	495.000 EUR
Provision	Käuferprovision 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Condition of property	Needs renovation
Construction method	Solid
Usable Space	ca. 318 m²
Equipment	Terrace, Guest WC, Fireplace, Garden / shared use, Built-in kitchen, Balcony

Property ID: 25014012 - 56179 Vallendar

Energy Data

Type of heating	Central heating
Power Source	Gas
Energy information	At the time of preparing the document, no energy certificate was available.

Property ID: 25014012 - 56179 Vallendar

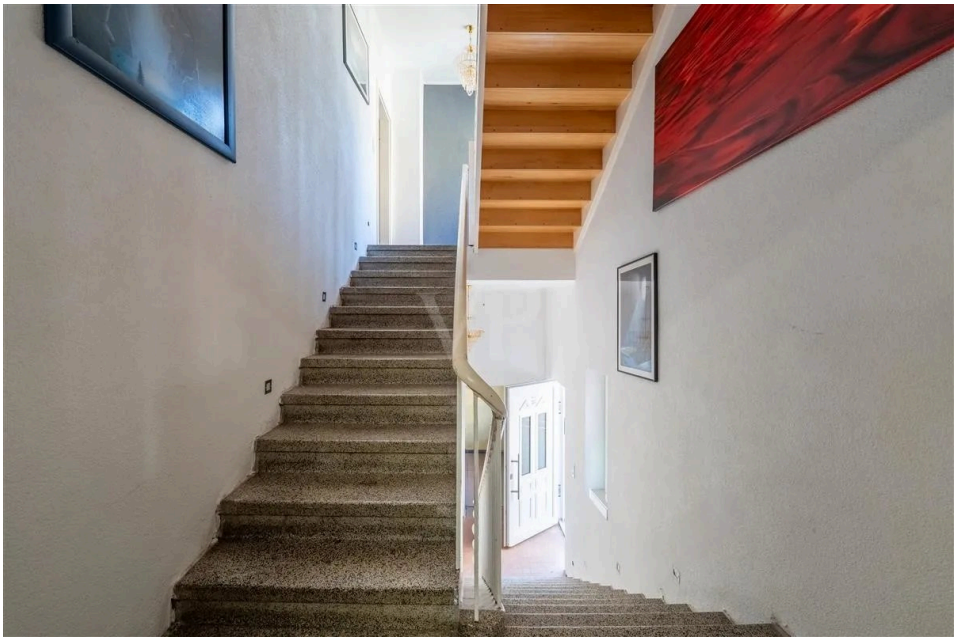
The property





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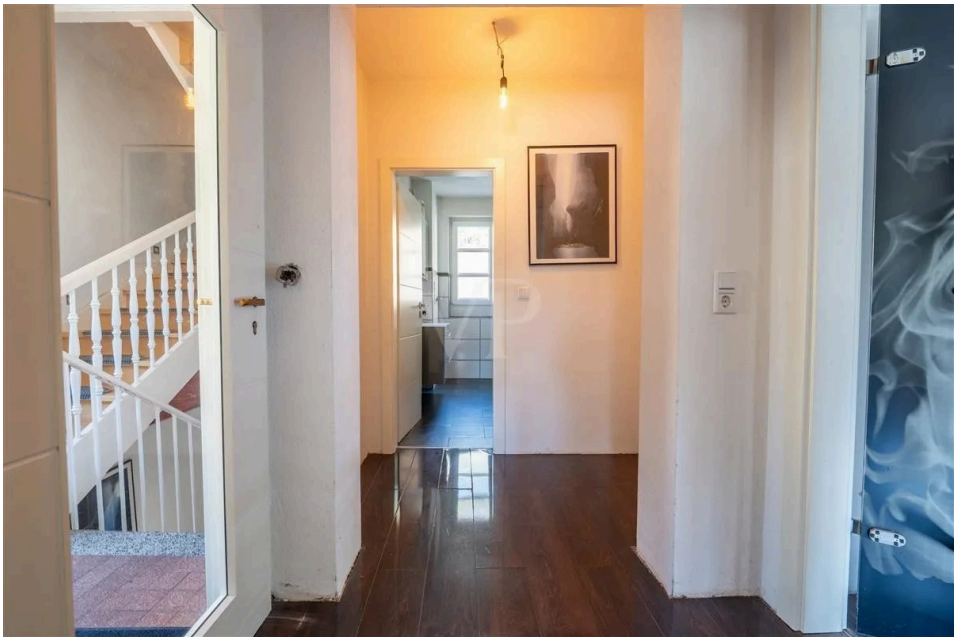
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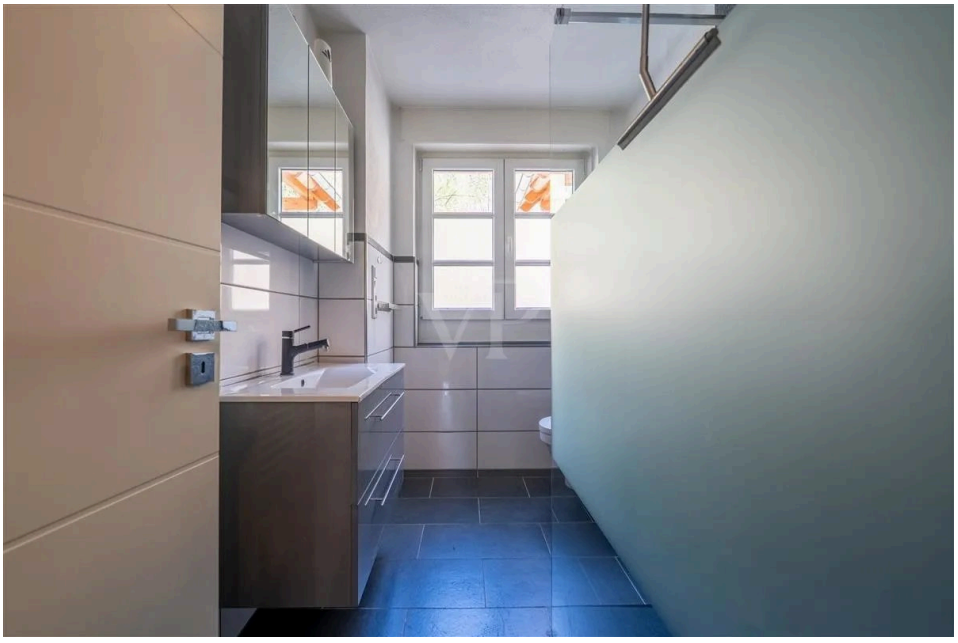




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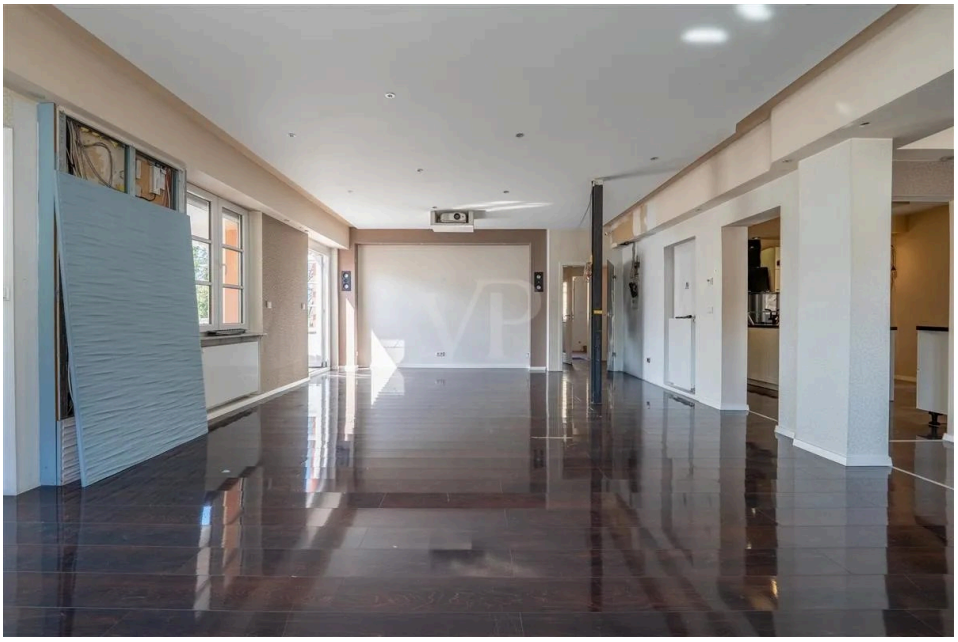
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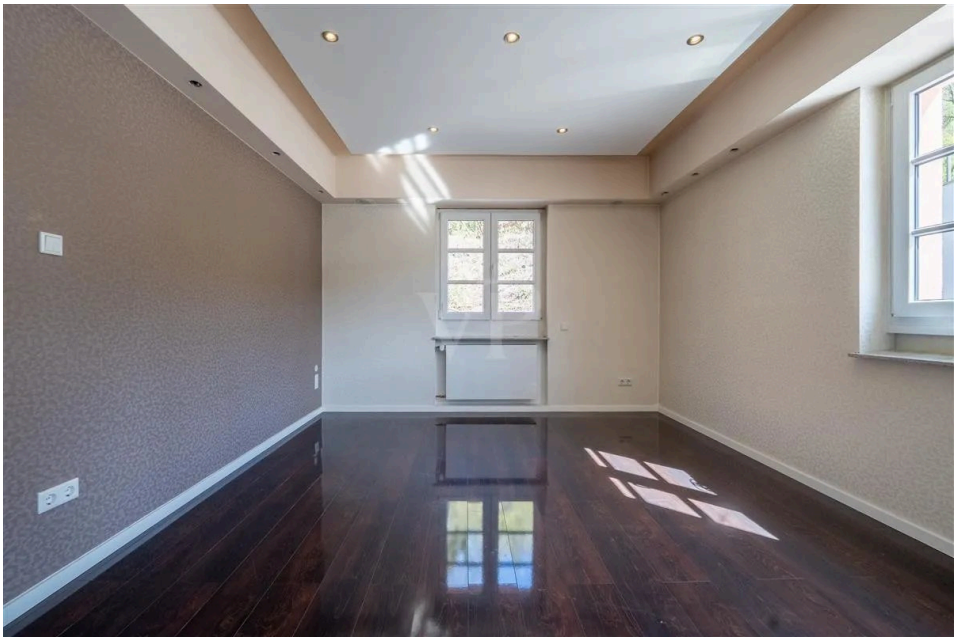
The property





Property ID: 25014012 - 56179 Vallendar

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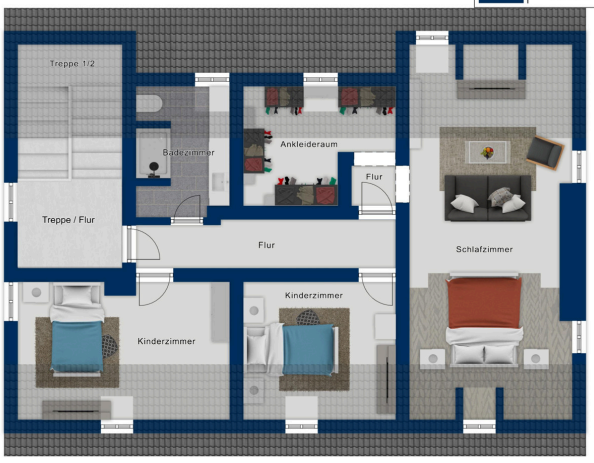




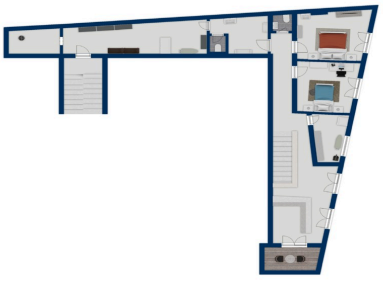
Property ID: 25014012 - 56179 Vallendar

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.

Property ID: 25014012 - 56179 Vallendar

A first impression

This spacious detached house with office space and a large auto repair shop is located in a quiet area of Vallendar. With approximately 225 m² of living space spread across 8 rooms, there is ample room for individual living concepts. The house extends over three floors and boasts solid construction. Flooring varies between tiles, laminate, and carpet. The extension includes approximately 150 m² of office space and approximately 168 m² of workshop space, offering versatile options for combining living and working. Features at a glance: - Approx. 225 m² living space - Approx. 1,767 m² plot - Approx. 318 m² usable space (office approx. 150 m² and workshop approx. 168 m²) - Bedrooms: 4 - Bathrooms: 1 - Balcony & terrace - Fitted kitchen - Provisions for a second bathroom - Fireplace - Bunker - 5 garage parking spaces - Open parking spaces. This offer is rounded off by the generous outdoor areas. This includes a swimming pond and two very large, sunny terraces/balconies, perfect for relaxing outdoors. An energy performance certificate was not available at the time the advertisement was created.

Property ID: 25014012 - 56179 Vallendar

All about the location

Am weltbekannten „Deutschen Eck“, wo sich Rhein und Mosel nach kurvenreichem Lauf treffen, liegt Koblenz, eine der schönsten und ältesten Städte Deutschlands. Vor über 2000 Jahren gegründet, nannten sie die Römer einst liebevoll „Confluentes“. Vier Mittelgebirge umrahmen die Stadt und bilden mit Wald-, Grün- und Wasserflächen eine einzigartige Kulisse mit Kirchen und Schlössern. Im Juni 2002 würdigte die UNESCO die Kulturlandschaft und erklärte das Obere Mittelrheintal zum Weltkulturerbe. Enge Altstadtgassen, romantische Plätze und eine frische regionale Küche sowie die unkomplizierte Herzlichkeit der Rheinländer machen neben den erlesenen Tropfen der Moselweinhänge, das einzigartige Flair dieser Stadt aus.

Verkehrsanbindung:

Vallendar liegt direkt an der B42. Ideale öffentlicher Verkehrsanbindung, das Zentrum, die Rheinanlagen, Ärzte und Einkaufsmöglichkeiten sind in wenigen Minuten mit dem Auto zu erreichen. Ebenso die B9 sowie die Autobahnzubringer A 48 / A 61 / A 3.

Property ID: 25014012 - 56179 Vallendar

Contact partner

For further information, please contact your contact person:

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