Bielefeld – Schildesche

Bielefeld near Obersee: Old building with a proven shared apartment concept | 11 tenancies | Energy class C

Property ID: 25019032a



PURCHASE PRICE: 535.000 EUR • LIVING SPACE: ca. 241 m² • ROOMS: 11 • LAND AREA: 435 m²

Property ID: 25019032a - 33611 Bielefeld – Schildesche

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Other information
- Contact partner

Property ID: 25019032a - 33611 Bielefeld – Schildesche

At a glance

Property ID	25019032a
Living Space	ca. 241 m²
Roof Type	Gabled roof
Rooms	11
Bedrooms	11
Bathrooms	3
Year of construction	1905

Purchase Price	535.000 EUR
House	Two-family house
Provision	Käuferprovision 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Modernisation / Refurbishment	2023
Condition of property	Needs renovation
Rentable space	ca. 241 m²
Equipment	Garden / shared use, Balcony

Property ID: 25019032a - 33611 Bielefeld – Schildesche

Energy Data

Type of heating	Single-storey heating system
Energy Source	Gas
Energy certificate valid until	27.01.2035
Power Source	Gas

Energy Certificate	Energy consumption certificate
Final energy consumption	97.6 kWh/m²a
Energy efficiency class	C
Year of construction according to energy certificate	1905

Property ID: 25019032a - 33611 Bielefeld – Schildesche

The property





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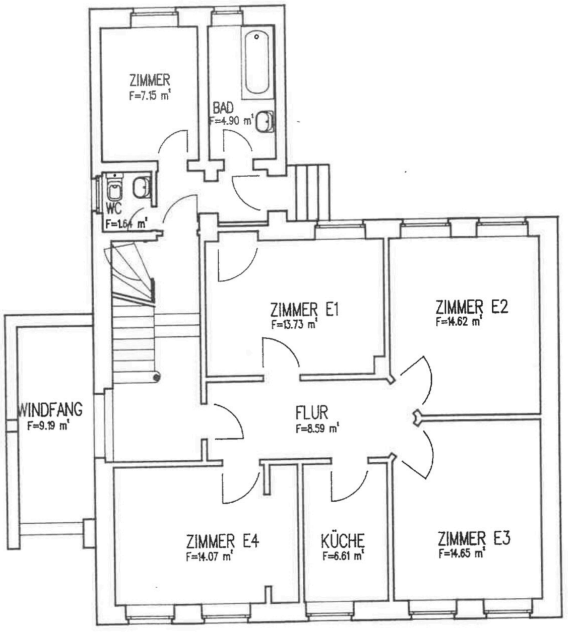
The property

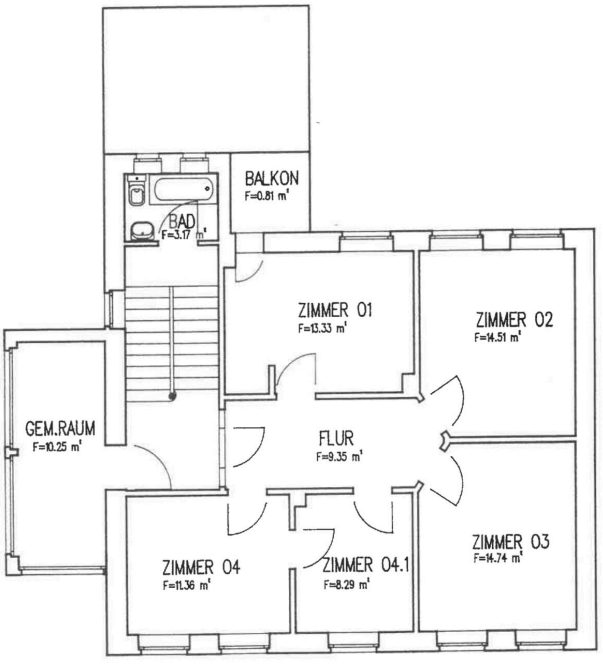


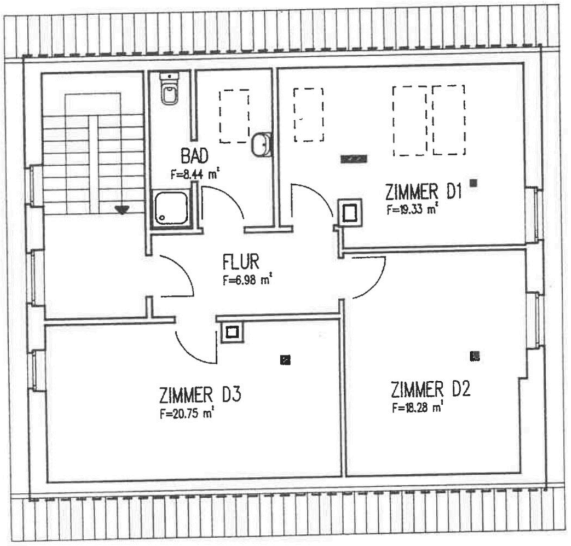


Property ID: 25019032a - 33611 Bielefeld – Schildesche

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

This charming multi-family house was built around 1905 and is centrally located in the heart of Schildesche. The property offers approximately 246 m² of living space, spread across the ground floor, first floor, and attic. The entire house is currently rented to a large group of residents who occupy all floors. The house comprises eleven rooms, each rented under individual, graduated rent agreements. The current annual net rent is €31,140. The tenant base is considered very stable – many residents have lived in the house for several years and form a close-knit community, contributing to consistent occupancy and a reliable income stream. Considering its age, the building is in sound condition. Various modernization measures have been implemented over the years. For example, the two gas-fired central heating systems were replaced in 2014 and 2017, the roof was likely renovated in the early 1990s, and insulation was installed in 2005. In 2023, all windows facing the street were replaced with modern soundproof glazing, while some of the windows on the garden side are older. The gas and water lines were also partially renewed, most recently in 2018. The bathrooms date from the early 1990s and are finished in classic white. Overall, the house is in good technical condition, although the interiors—due to intensive use as a large shared apartment—show significant signs of wear and tear and require maintenance. The property is particularly appealing due to its central location in Bielefeld-Schildesche and the resulting excellent rental potential. The stable tenant base and the ongoing maintenance make this historic apartment building an attractive and sustainable investment with further development potential. Are you interested? We would be happy to provide you with detailed information about this property and its prospects in a personal consultation.

Property ID: 25019032a - 33611 Bielefeld – Schildesche

Details of amenities

FOLGENDE AUFTEILUNG DER IMMOBILIE ERWARTET SIE
Zimmer 1, EG
Zimmer 2, EG
Zimmer 3, EG
Zimmer 4, EG
Zimmer 5, 1. OG
Zimmer 6, 1. OG
Zimmer 7, 1. OG
Zimmer 8, 1. OG
Zimmer 9, DG
Zimmer 10, DG
Zimmer 11, DG
Insgesamt sind ca. 246 m² vermietete Fläche im Gebäude vorhanden. Die Flächenangaben wurden der Mietaufstellung und Flächenaufstellung des Eigentümers entnommen.

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All about the location

Schildesche gehört zu den ältesten Stadtteilen Bielefelds. Die Bielefelder Innenstadt ist in wenigen Minuten mit dem Auto oder in ca. 5 Minuten mit der Bahn zu erreichen. Gute Verkehrsanbindungen ins Umland bieten die Autobahnen A2 und A33 und der Bielefelder Hauptbahnhof. Namenhafte und hochwertige Einkaufsmöglichkeiten, kleinere Shops, ein vielfältiges Angebot an Restaurants und Cafés sorgen für eine angenehme, über die Stadtgrenzen hinaus bekannte Lebensqualität. Zahlreiche Freizeitaktivitäten bietet der in wenigen Gehminuten entfernte Obersee. Genießen Sie die schönen Abendstunden in gemütlicher Runde in der Strandbar "DÜNE 13" direkt am Obersee.

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Other information

Es liegt ein Energieverbrauchsausweis vor.
Dieser ist gültig bis 27.1.2026.
Endenergieverbrauch beträgt 97.60 kwh/(m²*a).
Wesentlicher Energieträger der Heizung ist Gas.
Das Baujahr des Objekts lt. Energieausweis ist 1905.
Die Energieeffizienzklasse ist C.

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Contact partner

For further information, please contact your contact person:

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