Berlin / Wilhelmshagen

Charming semi-detached house with large garden and potential - living in an old building with feel-good character

Property ID: 25068068



PURCHASE PRICE: 350.000 EUR • LIVING SPACE: ca. 100 m² • ROOMS: 4 • LAND AREA: 901 m²

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At a glance

Property ID	25068068
Living Space	ca. 100 m²
Roof Type	Gabled roof
Rooms	4
Bedrooms	3
Bathrooms	2
Year of construction	1928
Type of parking	1 x Car port

Purchase Price	350.000 EUR
House	Semi-detached house
Provision	Käuferprovision 3,57 % (inkl. MwSt.) vom Kaufpreis
Modernisation / Refurbishment	1994
Condition of property	Well-maintained
Construction method	Solid
Usable Space	ca. 51 m²
Equipment	Built-in kitchen

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Energy Data

Type of heating	Central heating
Energy Source	Gas
Energy certificate valid until	06.09.2032
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	241.99 kWh/m²a
Energy efficiency class	G
Year of construction according to energy certificate	1994

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The property





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A first impression

This lovingly preserved semi-detached house, built around 1928 in solid construction, combines the charm of bygone times with solid living comfort and offers plenty of space for family, hobbies and relaxation on around 100 m² of living space. With four bedrooms, two bathrooms, a cozy kitchen and a half room that is ideal as a study, this house is a real home with character.

The house was partially renovated in the mid-1990s. During this process, high-quality aluminium insulating glass windows were installed, the heating pipes and gas heating were renewed, the roof was redone and the kitchen, bathrooms and floors (laminate or tiles) were modernized.

A small vestibule welcomes you up a few steps and leads into the central hallway. From here you enter the daylight bathroom with bathtub, the kitchen from the 90s, a friendly study with a large window front and the cozy living room, which is flooded with light. Adjacent to this is a spacious dining room, which offers plenty of room for shared meals and convivial evenings with family and friends.

The curved wooden staircase in the hallway, which has already been lovingly sanded by hand and is now waiting for its new coat of paint, leads to the top floor. Here you will find a bright shower room and two spacious rooms with a pleasant atmosphere - perfect as bedrooms or children's rooms.

The building has a full basement and direct access to the garden from this level. In addition to several storage rooms, the heating and the sand filter system from the pool are located here. One room is heated and could therefore be used very well for hobbies of all kinds.

The spacious plot of around 901 m² is a paradise for garden lovers. Children can romp around here and cozy barbecues can be enjoyed. In addition to a terrace with an outdoor barbecue and a practical garden shed, there is also a carport, which is currently used to store wood for the fireplace. The large above-ground pool (diameter approx. 7.50 m, depth approx. 1.40 m) provides refreshment in the summer and would need to be lined with a new liner so that nothing stands in the way of carefree swimming fun.

The location is also impressive across the board: the property is ideally situated - shopping facilities, doctors, a bus stop and the S-Bahn station are opposite or within walking distance. The area is also family-friendly with two daycare centers and an elementary school in the immediate vicinity.

This property offers the perfect combination of solid building fabric, a comfortable living atmosphere and scope for design - ideal for anyone looking for a house with character and potential. It is more than just a house - it is a place with history, heart and a future. With a little attention to detail and craftsmanship, a real gem can be created here that harmoniously combines tradition and modern living.

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All about the location

Geography
Rahnsdorf is the easternmost district of Berlin and is made up of the districts of Hessenwinkel, Wilhelmshagen, Neu-Venedig and Rahnsdorf. The area is characterized by charming villa colonies, idyllic detached house estates and a high recreational value. Rahnsdorf is particularly popular with day-trippers and tourists because of the nearby Müggelsee lake. The district currently has around 11,138 inhabitants.

Location and transport links
Rahnsdorf has excellent public transport connections. Two S-Bahn stations - Rahnsdorf and Wilhelmshagen - are located on the Berlin-Frankfurt/Oder and Berlin-Potsdam lines and are served by the S-Bahn line S3. A historic streetcar also runs from Rahnsdorf station to Woltersdorf.
The BVG streetcar line 61 connects Rahnsdorf/Waldschänke via Friedrichshagen and Köpenick with the science city of Adlershof.
Bus route 161 runs every 20 minutes during the day and connects both S-Bahn stations and the terminus of streetcar route 61, as well as providing a direct connection to Erkner and Schöneiche. At night, line N61 takes over and connects the three S-Bahn stations Wilhelmshagen, Rahnsdorf and Friedrichshagen.
Rahnsdorf is also well served by water: the solar-powered ferry line F23 operates on the Müggelspree on behalf of BVG. At weekends and on public holidays, the historic hand-operated ferry F24 also runs between Rahnsdorf/Kruggasse and Müggelheim/Spreewiesen - one of only three hand-operated ferries in Germany.
You can reach the center of Berlin by car in about 45 minutes. The A10 is only around 10 minutes away and offers connections in all directions. The capital's BER airport is around 24 km away and can be reached in around 35 minutes.

Infrastructure
Rahnsdorf offers good basic services:
Schools: 1 elementary school, grammar schools in Erkner and Friedrichshagen
Daycare centers: 9
Shopping: 5 supermarkets, 2 bakeries, 1 petrol station
Leisure, sport and nature

Those who love nature and recreation will appreciate Rahnsdorf. The nearby Müggelsee lake with its lidos, waterside restaurants and a wide range of water sports facilities is ideal for active leisure activities. The historic fishing village, the romantic canals of Neu-Venedig and the Dämeritzsee lake make the area particularly attractive.

The R1 European cycle path also runs directly through Hessenwinkel. With a length of over 4,500 to 5,100 kilometers, this international long-distance cycle route connects

London in Great Britain with Helsinki in Finland and Moscow in Russia - ideal for extended cycle tours.

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Other information

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Contact partner

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