Berlin - Pankow – Blankenburg

Idyllic detached house with conservatory and spacious plot in Berlin-Blankenburg

Property ID: 25071065-B



PURCHASE PRICE: 395.000 EUR • LIVING SPACE: ca. 99.85 m^2 • ROOMS: 4 • LAND AREA: 786 m^2

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At a glance

Property ID	25071065-B
Living Space	ca. 99.85 m²
Roof Type	Half-hipped roof
Rooms	4
Bedrooms	2
Bathrooms	1
Year of construction	1930
Type of parking	1 x Car port, 1 x Garage

Purchase Price	395.000 EUR
House	Single-family house / Detached house
Provision	Käuferprovision 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Modernisation / Refurbishment	2008
Condition of property	Needs renovation
Construction method	Solid
Usable Space	ca. 49 m²
Equipment	Guest WC, Garden / shared use, Built-in kitchen

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Energy Data

Energy Source	Oil
Power Source	Oil

Energy Certificate	Energy demand certificate
Final Energy Demand	602 kWh/m²a
Energy efficiency class	H
Year of construction according to energy certificate	1930

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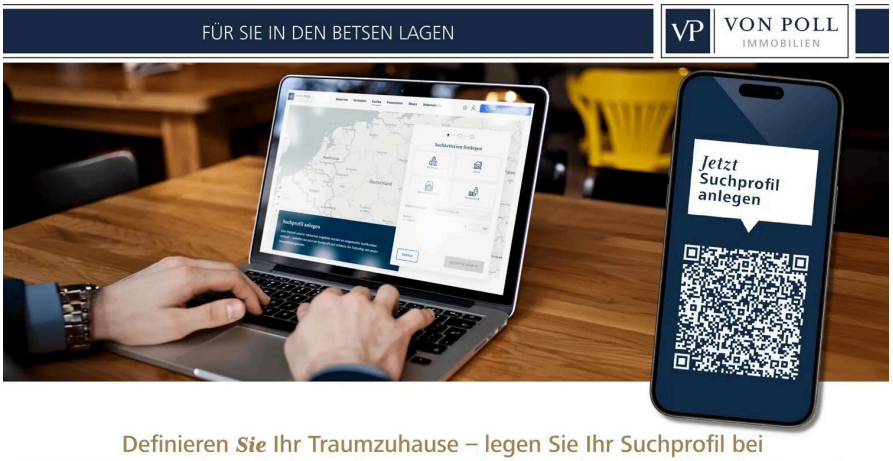
The property





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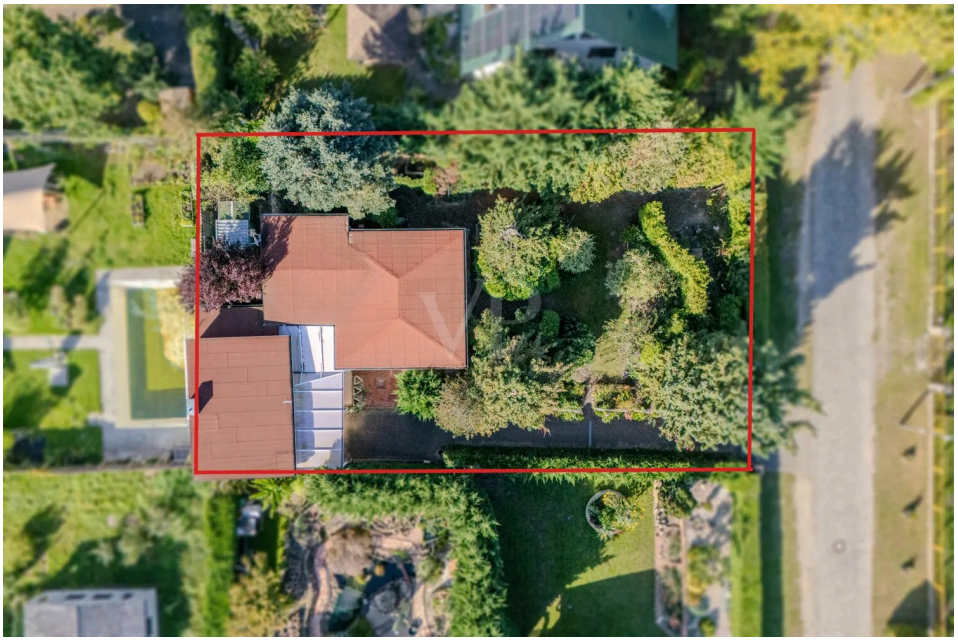




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The property





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A first impression

Built in 1930, this single-family home offers approximately 99.85 m² of living space on one level and is situated on a lot measuring about 786 m². Numerous trees and plants characterize the spacious garden and provide plenty of privacy. The house, which is in need of renovation, features a unique floor plan with two living areas that are accessible separately.

The entrance leads into the bright conservatory, from which both living areas are accessible. In the front section is a guest room with an adjacent guest bathroom. Thanks to its separate layout, this area is suitable both for guests and as a separate home office.

The main living area begins with a spacious entryway that can be used as a dining room or an additional living space. From here, you can access the bathroom with a shower stall as well as the kitchen, which flows directly into the spacious living room. Large living spaces and views of the garden characterize this part of the house. If needed, the living room could be partitioned to create another small room. The adjoining bedroom area completes the floor plan.

The property also offers plenty of space outdoors. The lot can be used as a garden, a play area for children, or for planting your own vegetable beds, and it also provides space for recreational activities. Additionally, there is a partial basement with storage space and building services, a garage, and an additional outdoor parking space.

Various improvements have been made in recent years. These include the replacement of the electrical system in 1997, the partial installation of manual roller shutters in 1999, and the addition of the sunroom and the redesign of the outdoor area in 2007 and 2008. The property is currently heated by an oil-fired heating system; plans should be made to replace or expand the heating system.

We would be happy to provide you with further information or arrange a personal viewing appointment.

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Details of amenities

- Single-family home built in 1930 with solid construction
- Approx. 99.85 m² of living space on one level
- Large lot with a variety of design possibilities
- Spacious and bright sunroom
- Two separate living areas: guest room with half-bath, and main house with entryway, kitchen, large living room, bedroom, and full bath
- Full bath with window, heated towel rack, and washing machine hookup
- Partially basemented area with storage space and utility systems
- Garage and additional covered outdoor parking space available
- Attic serving as practical storage space in the garage

Renovation work on the house:
- Electrical system replaced (1997), roller shutters installed (1999)

Renovations to the sunroom (2007–2008):
- Tiles and fixtures, construction of the sunroom (foundation and structure, etc.), radiator + installation for the sunroom

Renovations to the exterior (2007–2008):
- Paving stones, driveway entrance, driveway/sidewalk to the garage, drainage and water supply, installation of sewer lines (guest room), catch basin/distribution on the lawn, doorbell system, garden lighting, pump, and accessories

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All about the location

The property is located in the Blankenburg neighborhood of Pankow, a quiet and green residential area in northeastern Berlin. The area is characterized by small residential streets, established single-family home neighborhoods, and numerous green spaces. Here, a natural living environment combines with proximity to Berlin's city center.

Public transportation is provided by bus lines 150, 154, and 158. In addition, the Kiezbus line 358 connects the residential neighborhoods to the Berlin Blankenburg train station at regular intervals. From there, S-Bahn lines S2, S8, and S26 provide connections to various parts of Berlin. Drivers benefit from access via the B2 and the highway entrance on Schönerlinder Straße.

The area can also be explored by bike on quiet, tree-lined paths. Planned improvements to the cycling infrastructure are expected to make it even easier to reach the surrounding neighborhoods in the future.

Supermarkets and smaller stores in the immediate vicinity are available for daily needs. Doctors' offices, daycare centers, and schools are also located nearby. Various parks, green spaces, and sports facilities—including the Pankow Golf Resort—offer opportunities for leisure and recreation.

Blankenburg appeals particularly to people who value a quiet, green living environment while also wanting easy access to Berlin's city life.

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Other information

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Contact partner

For further information, please contact your contact person:

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To the Disclaimer of von Poll Immobilien GmbH

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