Reichshof

Charming half-timbered ensemble with great potential in Oberwiehl

Property ID: 25131015



PURCHASE PRICE: 350.000 EUR • LIVING SPACE: ca. 157 m^2 • ROOMS: 6 • LAND AREA: 1342 m^2

Property ID: 25131015 - 51580 Reichshof

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At a glance

Property ID	25131015
Living Space	ca. 157 m²
Rooms	6
Bedrooms	4
Bathrooms	1
Year of construction	1700
Type of parking	1 x Car port, 5 x Outdoor parking space, 2 x Garage

Purchase Price	350.000 EUR
House	Semi-detached house
Provision	Käuferprovision 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Modernisation / Refurbishment	2024
Condition of property	Renovated

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Energy Data

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

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The property





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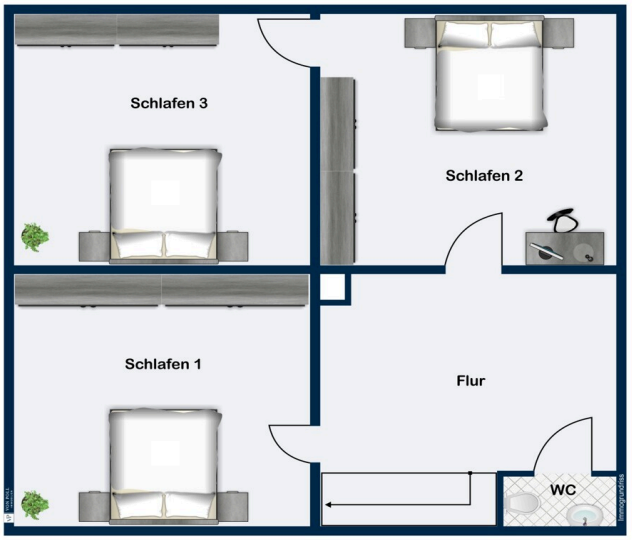
The property



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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

Welcome to a truly unique property! In an idyllic location near Oberwiehl, a stylishly renovated 17th-century timber-framed semi-detached house awaits you – combined with a spacious barn offering diverse expansion and usage possibilities. On a 1,342 m² plot, the full charm of a historic ensemble unfolds, modernized with meticulous attention to detail: renewed timber beams, modern electrical wiring, new central heating, a refurbished facade with traditional Bergisches Land cladding, and completely renovated interiors. The more than 140 m² of living space offers ample room for ambitious living ideas: an inviting eat-in kitchen, a cozy living room, a bathroom, a hallway, and six additional rooms create a spacious and flexible living environment – ideal for families, creative individuals, or combining living and working under one roof. The adjacent barn opens up further possibilities: workshop, studio, or even additional living space – almost anything is possible here. Furthermore, the entire property can be developed as building land upon request; initial inquiries and plans are already available. A unique property for those who want to combine rural charm, solid substance and great development potential in an attractive location.

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Details of amenities

Haupthaus
Scheune mit zwei Garagen und einem Carport
historische Dielen
großer Garten
zentrale Lage
Gewölbekeller
Partykeller
2024 neue Brennwerttherme
innen Lehmputz
ca. 30 cm Außenisolierung
Sanierung 2021
Dachboden mit Ausbaupotential
Scheune mit Möglichkeit zum Ausbau

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All about the location

Die Ortslage Feld liegt verkehrsgünstig rund einen Kilometer östlich der Wiehler Stadtgrenze auf dem
Gebiet der Gemeinde Reichshof. Die BAB 4 liegt rund drei Kilometer entfernt und ist über die B 256
schnell zu erreichen.

Die Ortslage Feld ist geprägt von Ein- und Zweifamilienhäusern und hat mit seinen knapp 180
Einwohnern einen eher dörflichen Charakter, der in seinem Umfeld mit einzelnen Nebenerwerbs-
Landwirtschaften bodenständig ist und ein gesundes Lebensgefühl ausstrahlt.

Alle Einkaufsmöglichkeiten des täglichen Bedarfs finden sie in ca. 5 Fahrminuten in. Oberwiehl. Die A 4 Richtung Köln/Olpe erreichen sie in ca. 15. Fahminuten.

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Contact partner

For further information, please contact your contact person:

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