Hahnheim

Nature-oriented family home with separate apartment, well-maintained garden with pond and double garage for your family happiness!

Property ID: 25154018



PURCHASE PRICE: 769.000 EUR • LIVING SPACE: ca. 168 m^2 • ROOMS: 5 • LAND AREA: 544 m^2

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At a glance

Property ID	25154018
Living Space	ca. 168 m²
Roof Type	Gabled roof
Rooms	5
Bedrooms	4
Bathrooms	3
Year of construction	2003
Type of parking	2 x Outdoor parking space, 1 x Garage

Purchase Price	769.000 EUR
House	Single-family house / Detached house
Provision	Käuferprovision 2,98 % (inkl. MwSt.) des beurkundeten Kaufpreises
Condition of property	Well-maintained
Construction method	Solid
Usable Space	ca. 94 m²
Equipment	Terrace, Guest WC, Sauna, Fireplace, Garden / shared use, Built-in kitchen

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Energy Data

Type of heating	Central heating
Energy Source	Gas
Energy certificate valid until	20.11.2035
Power Source	Gas

Energy Certificate	Energy consumption certificate
Final energy consumption	68 kWh/m²a
Energy efficiency class	B
Year of construction according to energy certificate	2023

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The property





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The property

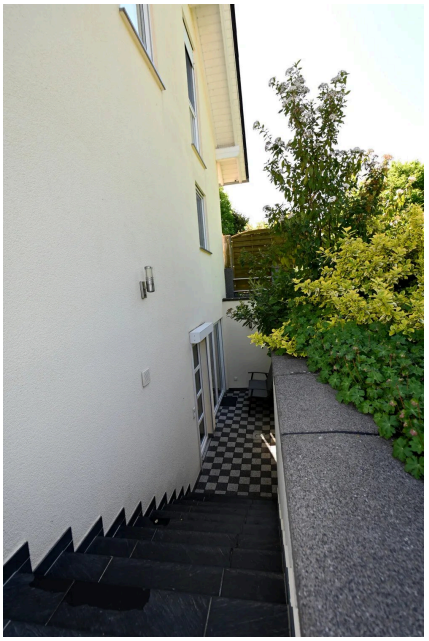




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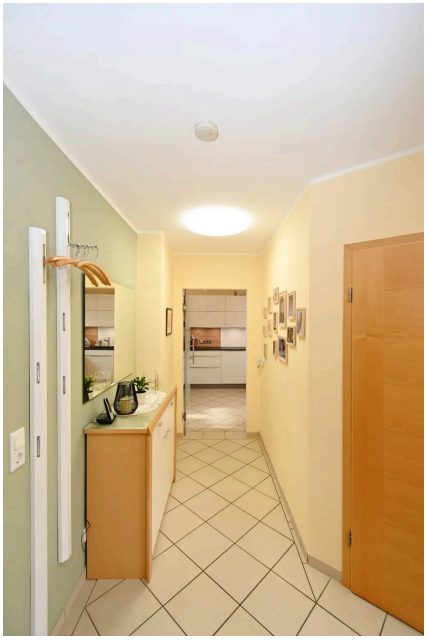
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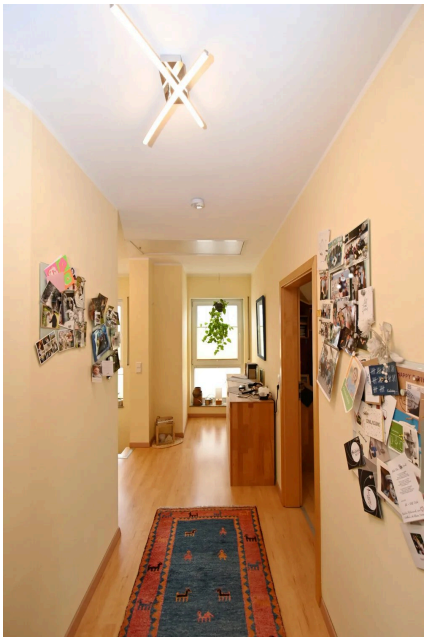
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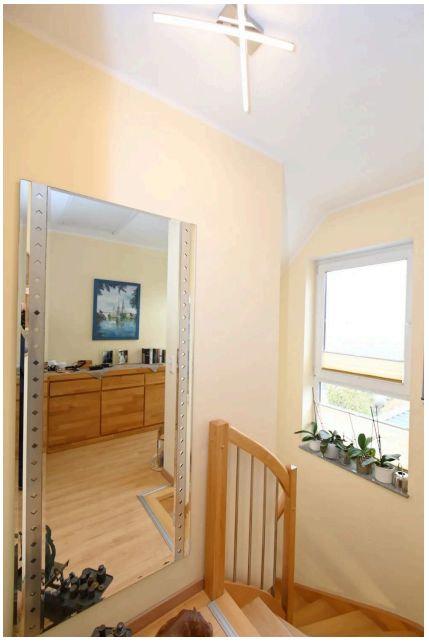




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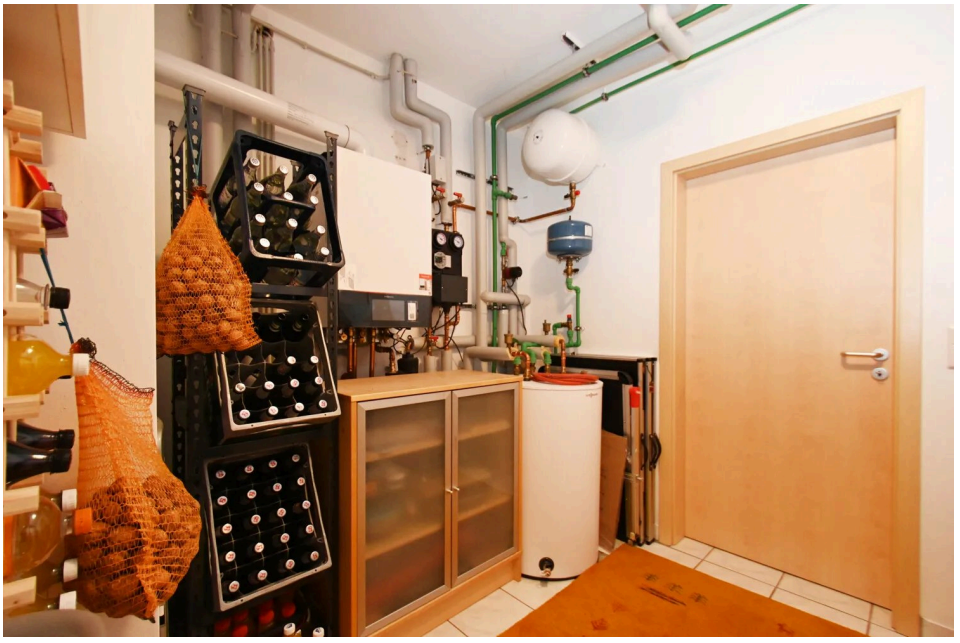




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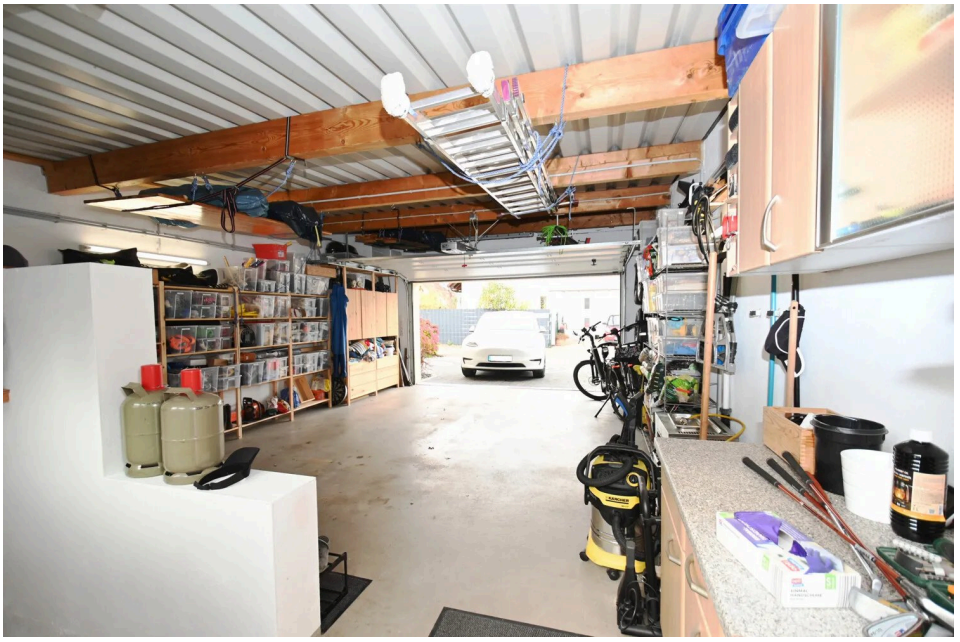
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A first impression

This well-maintained detached house, built in 2003, offers a spacious living area of approximately 168 m² on a plot of about 544 m². Its thoughtfully designed layout and high-quality finishes ensure a high level of living comfort. The property boasts a clever floor plan with a total of five rooms, including four bedrooms and three bathrooms, providing flexible living options for families, couples, or those requiring more space. The house welcomes you with an inviting entrance area that impresses with its brightness and functionality. On the ground floor, you'll find the generously sized, open-plan living and dining area, flooded with natural light through large windows. From here, you have direct access to the terrace and the well-maintained garden – a space that offers a wealth of possibilities for personal expression and leisure activities. A brick fireplace provides cozy warmth on cold days and invites you to unwind in the evenings. The spacious, high-quality kitchen is conveniently located adjacent to the dining area and is equipped with all necessary connections, allowing for the realization of individual kitchen designs. The living space on this floor is complemented by a modern and generously sized shower room. Upstairs, you'll find three spacious bedrooms, offering a variety of uses—whether as children's rooms, master bedrooms, or home offices. The thoughtfully designed rooms allow for versatile and flexible furnishing options. A full family bathroom provides added comfort. This bright, naturally lit bathroom on the upper floor features a bathtub, a large, barrier-free shower, and a wall of windows. The basement offers a relaxation oasis with a sauna, shower room, and an adjoining terrace. Converting this space into a self-contained apartment is also easily achievable, as the sauna can be replaced with a kitchen. All necessary connections are already in place. A third option is possible, as the basement has a separate entrance, making commercial use feasible. The house is surrounded by a well-maintained garden, providing ample space for play, relaxation, or gardening. A driveway and a double garage offer convenient and secure parking for your vehicles right at the house. There is direct access from the detached house to the garage. The house is characterized by its excellent condition and high-quality finishes. High-quality materials for flooring, bathroom fixtures, and windows have been carefully selected, guaranteeing both durability and long-lasting value. The property is located in a quiet and attractive residential area with good infrastructure; shopping facilities, schools, and kindergartens are just minutes away. Excellent public transport connections and quick access to the motorway offer a high degree of flexibility in daily life.

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Details of amenities

•Grundstück 544 qm, Wohnfläche 168 qm , Nutzfläche ca.94 qm.
•Massivbauweise mit Porotonsteinen und Dacheindeckung mit Tonziegeln, Granit Fensterbänke
•Viele Steckdosen und SAT-Anlage
•Doppelgarage mit ca. 40 qm Nutzfläche, 2 Stellplätze, Zugang vom Haus und Garten
•Markise und Seitenmarkise
•Wallbox 11 KW, lässt sich auf 22 KW umrüsten.
•Überwachungskamera Arlo und Ring
•Entkalkungsanlage
•Gasheizung mit Warmwasserbereitung.
•Hochwertige Sauna mit Dampfbad (Lautsprecher und LED-Beleuchtung).
•Gartenhaus
•Solaranlage 5,5 Kwp, 5000-6000 Kwh/anno, Vergütung bis 10/2030=33,03 ct bei Einspeisung und 16,38 ct bei Selbstverbrauch ca.1700€/Anno
•Balkonkraftwerk
•Elektrische Rollläden fast überall (Smarthome)
•Klimaanlage im Schlafzimmer
•Fußbodenheizung EG, Heizungsschleife im Bad OG.
•Warmwasser-Vorlauf
•Fliegengitter erneuert 2023/24
•Hochwertige Einbauküche (2020) mit Miele Geräten und Granitplatte.
•Kamin
•Regenwasserzisterne
•Gartenbewässerung mit 3 Kreisen, Außenwasseruhr.
•Etliche Stromentnahmestellen im Garten.
•Rasenroboter
•Hochwertiges Gewächshaus (2022)
•Sichtschutzwand mit Tür hinter dem Gartenhaus (2022, 2000)
•Großer Gartenteich
•Glasfaser ab Ende 2025, Anfang 2026.
•Zugang zur Garage und von dort ins Haus über Zahlenschlösser.
•„versteckte Terrassentür“

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Other information

Es liegt ein Energieverbrauchsausweis vor.
Dieser ist gültig bis 20.11.2035.
Endenergieverbrauch beträgt 68.00 kwh/(m²*a).
Wesentlicher Energieträger der Heizung ist Gas.
Das Baujahr des Objekts lt. Energieausweis ist 2023.
Die Energieeffizienzklasse ist B.

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Contact partner

For further information, please contact your contact person:

Markus Platt

Petersstraße 18, 67547 Worms
Tel.: +49 6241 - 84 97 22 0
E-Mail: worms@von-poll.com

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