Niederfüllbach – Coburg Landkreis Süd

Family happiness in Niederfüllbach

Property ID: 25214014



PURCHASE PRICE: 495.000 EUR • LIVING SPACE: ca. 150 m^2 • ROOMS: 6 • LAND AREA: 1064 m^2

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At a glance

Property ID	25214014
Living Space	ca. 150 m²
Rooms	6
Bedrooms	5
Bathrooms	3
Year of construction	1996
Type of parking	2 x Garage

Purchase Price	495.000 EUR
House	Single-family house / Detached house
Provision	Käuferprovision 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Condition of property	Well-maintained
Construction method	Prefabricated components
Equipment	Terrace, Guest WC, Sauna, Fireplace, Built-in kitchen, Balcony

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Energy Data

Type of heating	Central heating
Energy Source	Oil
Energy certificate valid until	30.07.2035
Power Source	Oil

Energy Certificate	Energy consumption certificate
Final energy consumption	89 kWh/m²a
Energy efficiency class	C
Year of construction according to energy certificate	1996

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The property





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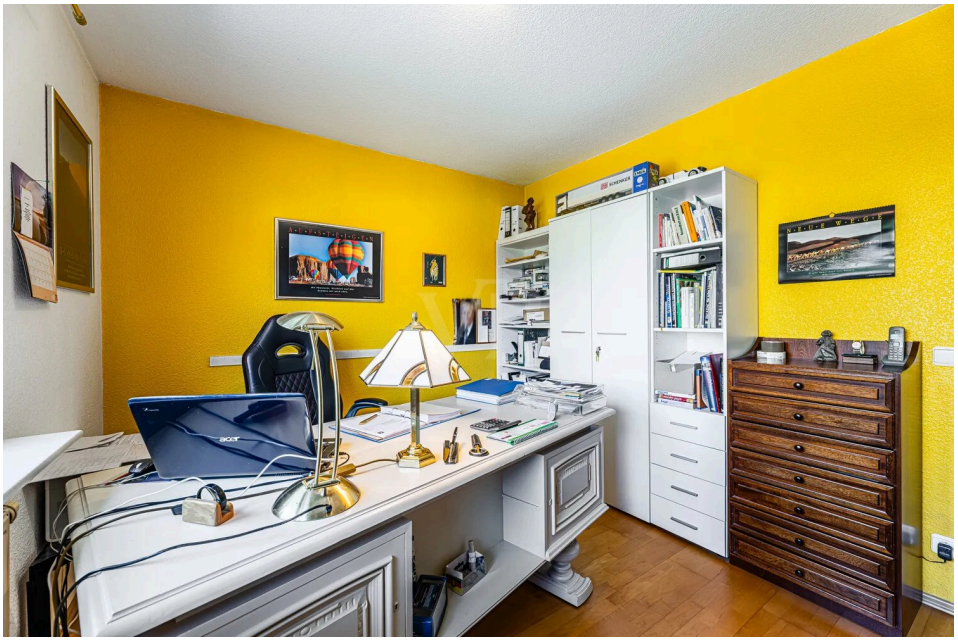




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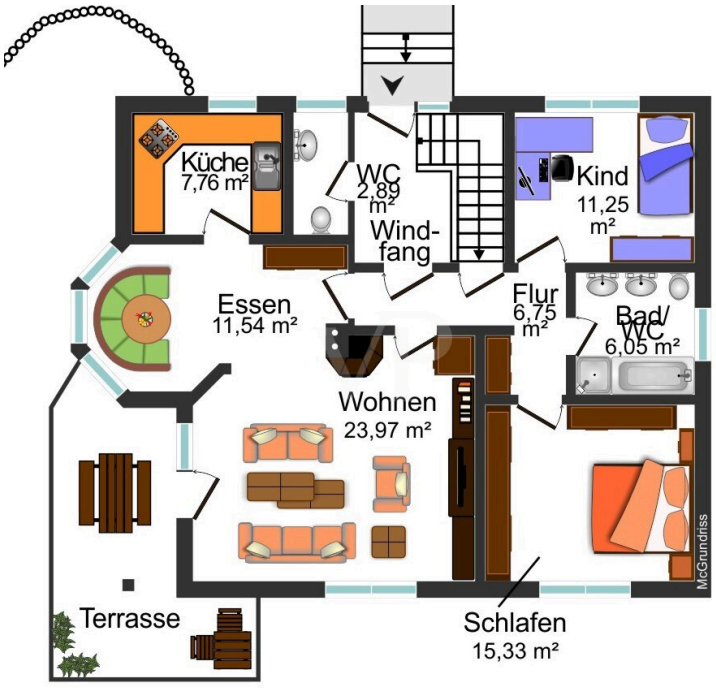
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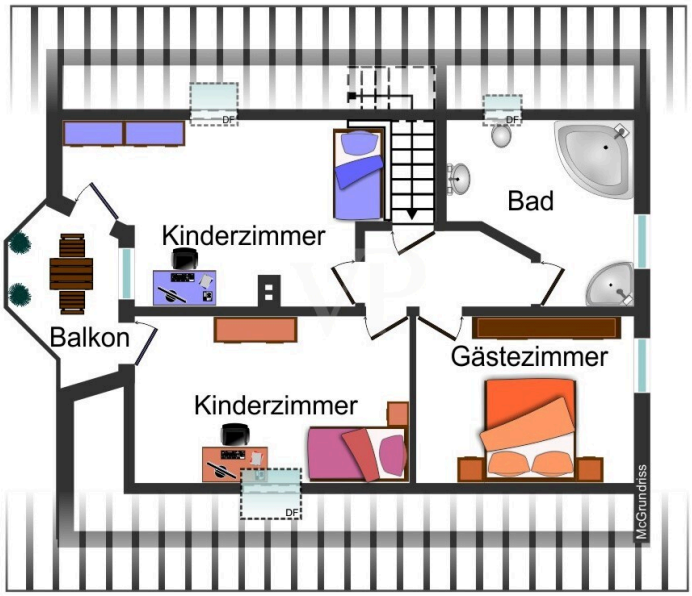


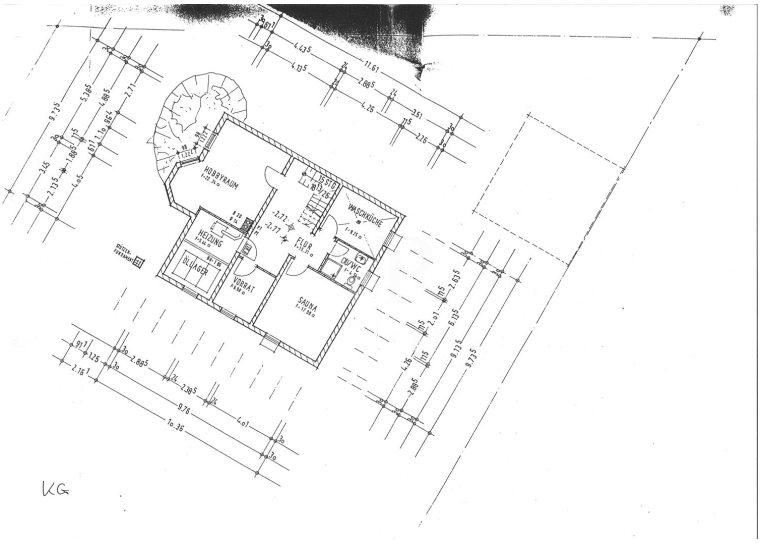


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Floor plans







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

The perfect family home just outside Coburg - Spacious detached house with a well-maintained garden, sauna, and more Welcome to this well-maintained detached house, built in 1996, which particularly appeals to families with its generous layout, modern amenities, and pleasant living atmosphere. With approximately 150 m² of living space on a roughly 1,064 m² plot, this property offers the best of both worlds: a fantastic location with excellent infrastructure and plenty of privacy. The house boasts a clever floor plan that emphasizes bright living spaces and an open-plan living concept. The heart of the ground floor is the light-filled living and dining area with expansive windows, offering a beautiful view of the mature garden. Here, you can enjoy relaxing evenings by the cozy wood-burning stove. The modern kitchen is conveniently located, ensuring easy access to all areas. With a total of six rooms, including five bedrooms, the house offers ample space for every family member. Two modern, well-maintained bathrooms guarantee comfort even for larger groups. These are complemented by a sauna with a wet area, where you can spend relaxing hours – a welcome addition, especially during the colder months. The large, mature garden is easy to maintain and invites children to play and adults to linger. You will appreciate the additional garden sheds, which offer ample storage space for tools, garden furniture, and firewood. A spacious double garage provides room for two vehicles and additional space for bicycles or strollers. A practical cistern ensures sustainable garden irrigation. Ongoing investments in maintenance and modernization, such as a photovoltaic system to support energy efficiency, demonstrate the loving care the property has received. The central heating system, installed in 2016, ensures comfortable room temperatures year-round – and, supported by good insulation and other energy-saving measures, the house can be described as very energy efficient overall.

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All about the location

Die Lage „vor den Toren Coburgs“ bietet beste Anbindung an die pulsierende Stadt sowie umliegende Naherholungsgebiete. Schulen, Einkaufsmöglichkeiten und Ärztehaus sind in kurzer Entfernung erreichbar, sodass Sie und Ihre Familie von einer sehr guten Infrastruktur profitieren.

Dieses Einfamilienhaus lädt dazu ein, das zukünftige Leben in einem familienfreundlichen Umfeld mit großzügigen, hellen Wohnbereichen und zeitgemäßer Ausstattung zu gestalten. Überzeugen Sie sich selbst bei einer ausführlichen Besichtigung vor Ort.

Wir freuen uns auf Ihre Anfrage.

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Other information

Es liegt ein Energieverbrauchsausweis vor.
Dieser ist gültig bis 30.7.2035.
Endenergieverbrauch beträgt 89.00 kwh/(m²*a).
Wesentlicher Energieträger der Heizung ist Öl.
Das Baujahr des Objekts lt. Energieausweis ist 1996.
Die Energieeffizienzklasse ist C.

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Contact partner

For further information, please contact your contact person:

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