Berlin / Hessenwinkel

Stylish Wilhelminian-style villa near the water - high-quality refurbishment with sauna & outbuildings

Property ID: 26068001



PURCHASE PRICE: 1.100.000 EUR • LIVING SPACE: ca. 208 m^2 • ROOMS: 8 • LAND AREA: 1156 m^2

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At a glance

Property ID	26068001
Living Space	ca. 208 m²
Roof Type	Half-hipped roof
Rooms	8
Bedrooms	6
Bathrooms	2
Year of construction	1896
Type of parking	2 x Outdoor parking space

Purchase Price	1.100.000 EUR
House	Single-family house / Detached house
Provision	Käuferprovision 3,57 % (inkl. MwSt.) vom Kaufpreis
Modernisation / Refurbishment	2015
Condition of property	Modernised
Construction method	Solid
Usable Space	ca. 34 m²
Equipment	Sauna, Fireplace, Built-in kitchen, Balcony

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Energy Data

Type of heating	Central heating
Energy Source	Gas
Energy certificate valid until	01.04.2036
Power Source	Gas

Energy Certificate	Energy consumption certificate
Energy efficiency class	C
Year of construction according to energy certificate	2011

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The property





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A first impression

This extraordinary villa from 1896 impressively combines the unmistakable character of the Wilhelminian era with modern living comfort and a feeling of living full of atmosphere. With great attention to detail, the house was extensively renovated between 2012 and 2015 and carefully brought up to date - without losing its soul. Historic elegance and contemporary technology form a rare harmonious combination here.

As part of the refurbishment, the roof, roof truss and insulation were completely renewed, all windows were replaced and all water, sewage, electrical and heating pipes were modernized. A stylishly designed entrance area with an approx. 10 m² extension welcomes residents and guests alike and offers a spacious checkroom. Electric blinds on the balcony provide additional modern comfort.

A home with impressive spaciousness and special charisma unfolds on around 208 m² of living space. Eight rooms offer a variety of uses and create a warm, inviting living atmosphere. Two large daylight bathrooms with shower and bathtub invite you to relax and underline the high level of living comfort of this special property.

A real hideaway can be found in the converted basement: the lovingly designed wellness area with underfloor heating and freshly renovated sauna - including a new sauna heater and renewed electrics - creates a place of peace and relaxation. This level is complemented by two further rooms and a utility room with laundry room and heating system.

The extraordinary atmosphere of this house becomes clear as soon as you enter the mezzanine floor. Ceiling heights of approx. 3.27 meters, light-flooded rooms and stylish details lend the house a special elegance. The living room with fireplace and direct access to the balcony forms the heart of the house - a place for sociable evenings as well as for quiet moments with a view of the greenery. The kitchen with its internally illuminated ceiling combines modern design with the stylish character of the villa. A further room complements this level perfectly.

On the upper floor there are three further bedrooms and a modern bathroom equipped with a shower and bathtub. Two of the rooms also have separate dressing areas, creating maximum living quality and privacy.

The numerous original details that have been preserved are particularly impressive and give this villa its unmistakable charm: the historic staircase, the original floorboards,

artistic ceiling paintings, high-quality tiling and classic double doors tell the story of this house and give each room a special depth and personality.

The exterior of the villa is also extremely well maintained. The façade was extensively renovated in 2015 and the garden was technically modernized with new electrical wiring. There is also a renovated outbuilding with an area of around 21 m² on the approx. 1,156 m² plot - ideal for this and that or also very suitable as a studio.

A very special highlight, however, is the unique location close to the water: access to the Dämeritzsee lake is only around 125 meters away, making this property a place with an exceptional quality of life. Walks by the water, a dip in the lake on warm summer days or relaxing hours in nature become a natural part of everyday life here.

This villa is far more than just a house - it is a home with history, character and soul. A place for people who are looking for something special: stylish living in historic architecture, combined with modern comfort, generous space and a fantastic location. Ideal for families, multi-generational concepts or prestigious living and working in an extraordinary ambience.

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Details of amenities

- Built in 1896, completely renovated from 2012 to 2015, façade refurbished
- New roof including new roof truss and modern insulation
- Renewal of all windows, supply lines (water, sewage, electricity, heating)
- Entrance area extension with approx. 10 m²
- approx. 208 m² living space
- 8 rooms
- 2 spacious daylight bathrooms with shower and bathtub
- converted basement with 2 rooms
- Sauna (newly renovated, new sauna heater and electrics)
- Utility room with laundry room and heating system
- First floor on mezzanine level with approx. 3.27 m ceiling height
- Living room with fireplace and access to the balcony
- Kitchen with internally illuminated ceiling
- Daylight bathroom with sauna, bathtub, shower and underfloor heating in the basement
- Daylight bathroom with bathtub and shower on the upper floor
- Original floorboards on the first floor, upper floor and staircase
- Representative historic staircase
- High-quality tiling and ceiling paintings
- Classic double doors and shutters
- Electric blinds on the balcony
- New electrical wiring in the garden
- massive outbuilding with approx. 21 m²

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All about the location

Berlin-Hessenwinkel in the Rahnsdorf district embodies a harmonious combination of high-quality living and urban quality of life. The region offers a stable and prosperous community that guarantees a safe and pleasant environment, especially for families and professionals. With an excellent infrastructure ranging from first-class schools and modern clinics to fast connections to the S-Bahn, regional train station and highways, Berlin-Hessenwinkel offers a wide range of opportunities for a balanced family life. The attractive performance of the properties also underlines the lasting appeal of this location.

The Hessenwinkel area is characterized by its family-friendly atmosphere and the low building density with predominantly single-family homes, which create plenty of space for privacy and communal living. Here, families enjoy a comfortable quality of life in a green, safe environment that is also close to the vibrant city center.

For families, the location offers a wide range of high-quality educational facilities: Kindergartens such as KiTa Waldstraße are just a few minutes' walk away, while special schools and elementary school can be reached on foot or by bus within a radius of around 15 to 25 minutes. The proximity to the Wilhelmshagen S-Bahn station, which can be reached on foot in around 17 minutes, or the Erkner regional train station, which is just 2 bus stops away, ensure easy connections to Berlin city center.

Healthcare is also available in the immediate vicinity - modern doctors' surgeries, pharmacies and clinics are just a few minutes away by bus or on foot and offer safety and convenience for the whole family. Numerous parks and playgrounds invite you to spend relaxing hours outdoors, while youth clubs and sports facilities offer a variety of activities for children and young people. Charming cafés and family-friendly restaurants, which are just a few minutes' walk away, ensure enjoyable moments.

This combination of security, excellent infrastructure and living close to nature makes Berlin-Hessenwinkel the perfect home for families who value a loving community and a promising future. Here, every generation will find the space to grow, learn and feel at home - a place that provides a sense of security and at the same time makes all the advantages of the Berlin metropolis within reach.

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Other information

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Contact partner

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