Berlin / Bohnsdorf

Your personal wellness home with pool, sauna and large grounds

Property ID: 26068019



PURCHASE PRICE: 699.000 EUR • LIVING SPACE: ca. 140 m^2 • ROOMS: 6 • LAND AREA: 1084 m^2

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At a glance

Property ID	26068019
Living Space	ca. 140 m²
Roof Type	Gabled roof
Rooms	6
Bedrooms	5
Bathrooms	2
Year of construction	1995
Type of parking	1 x Outdoor parking space, 1 x Garage

Purchase Price	699.000 EUR
House	Single-family house / Detached house
Provision	Käuferprovision 3,57 % (inkl. MwSt.) vom Kaufpreis
Condition of property	Well-maintained
Construction method	Timber frame
Usable Space	ca. 160 m²
Equipment	Terrace, Guest WC, Swimming pool, Sauna, Built-in kitchen, Balcony

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Energy Data

Type of heating	Central heating
Energy Source	Gas
Energy certificate valid until	17.04.2036
Power Source	Gas

Energy Certificate	Energy consumption certificate
Final energy consumption	127.5 kWh/m²a
Energy efficiency class	D
Year of construction according to energy certificate	2010

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The property





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A first impression

This charming and generously proportioned home in timber frame construction from around 1995 is situated on a spacious, lovingly usable plot of around 1,084 m² and offers approx. 140 m² of living space. The property impresses with its flexible room structure, its exceptionally versatile outdoor area and numerous attractive features that make for comfortable and relaxed living.

As soon as you enter the house, the impression is inviting and homely. The entrance area first leads into a hallway, which leads into another, centrally located hallway. From here, the entire first floor opens up in a pleasant and well-planned way. On this level, there are two bright bedrooms, a bathroom, a separate guest WC and a functional kitchen with direct access to the sunny terrace. The space is complemented by a cozy living room, which forms the central focal point on the first floor and impresses with its pleasant living atmosphere.

The upper floor was extensively renovated to a high standard in 2026 and presents itself as modern, bright and contemporary. The staircase leads to a practical storage room before entering the upper hallway through a lockable door. From there, two further bedrooms, a stylish bathroom that is currently still being completed and a spacious, open-plan living room with access to the balcony open up. Particularly noteworthy is the existing water connection in the living area, which enables additional use as an eat-in kitchen and thus opens up the attractive option of using the building as a two-family home.

The house has a full basement and therefore offers an exceptional amount of storage space as well as a variety of possible uses, for example for hobby, storage or technical areas. Particularly noteworthy is the sauna in the basement, which further emphasizes the wellness and recreational value of the property.

The outdoor area is impressively spacious and lovingly designed and conveys a real vacation feeling in your own home. In addition to a spacious garage with space for two vehicles, there is a generous side yard of approx. 60 m² and a covered pool area. The idyllic overall picture is rounded off by a charming beach bar, a cozy pavilion, a sunny terrace and the balcony on the upper floor, which together create a harmonious and inviting ambience for leisure, relaxation and socializing.

Overall, this property presents itself as an exceptionally versatile, family-friendly and comfortable home with a high residential value, which is ideal for spacious family living as well as for multi-generational use or partial rental.

The transport connections are excellent. There is a bus stop on line 263 about 300

meters away, which takes you directly to Altglienicke S-Bahn station. From there, there are connections to the S9 and S45 lines.

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Details of amenities

- Roller shutters
- Laminate flooring as good as new
- sauna
- 2 garages
- Pool (8 m x 4 m) with roofing
- cozy beach bar
- approx. 35 m² terrace
- spacious pavilion
- large outbuilding

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All about the location

GEOGRAPHY:
Bohnsdorf, the southernmost part of the district of Treptow, on the city border with Brandenburg, is one of Berlin's few remaining villages with a village green, baroque village church and village pond as well as old farmhouses with adjoining orchards.

LOCATION/ TRAFFIC:
At the Treptow interchange, you can access the 117 freeway, which connects to the Berliner Ring. Federal highway 96a borders the district to the north. Bohnsdorf is connected to the Berlin S-Bahn network via the Grünau, Altglienicke and Grünbergallee S-Bahn stations. Bohnsdorf is served by the BVG bus lines 163, 263 and 363. Berlin-Schönefeld airport is approx. 10 minutes away by car.

INFRASTRUCTURE/SCHOOLS:
Supermarkets, schools and daycare centers are located within a radius of approx. 5 km. Nearby Waltersdorf with Ikea, Höffner and the Metro also offers a wide range of amenities.

LEISURE/NATURE:
If you live in Bohnsdorf, you can enjoy the village idyll on the outskirts of Berlin, but - thanks to the good connections - you can be in the city quickly. A beautiful residential area and good infrastructure round off the impression. The wooded and water-rich surroundings offer space for leisure, recreation and sport.

ECONOMY:
The south-east of Berlin is continuing to develop into an economically strong and up-and-coming location in the medium term. BER Airport, the AMAZON logistics center, the Berlin-Adlershof science hub and much more will strengthen this location and provide jobs in the region.

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Other information

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Contact partner

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