Berlin / Rahnsdorf

Relaxation on your doorstep - cozy detached house near the forest and water

Property ID: 26068023



PURCHASE PRICE: 350.000 EUR • LIVING SPACE: ca. 91 m^2 • ROOMS: 4 • LAND AREA: 765 m^2

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At a glance

Property ID	26068023
Living Space	ca. 91 m²
Roof Type	Gabled roof
Rooms	4
Bedrooms	3
Bathrooms	1
Year of construction	1938

Purchase Price	350.000 EUR
House	Single-family house / Detached house
Provision	Käuferprovision 3,57 % (inkl. MwSt.) vom Kaufpreis
Condition of property	Well-maintained
Construction method	Solid
Usable Space	ca. 52 m²
Equipment	Terrace, Guest WC, Sauna, Built-in kitchen

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Energy Data

Type of heating	Central heating
Energy Source	Gas
Energy certificate valid until	04.05.2036
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	401.7 kWh/m²a
Energy efficiency class	H
Year of construction according to energy certificate	2022

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The property





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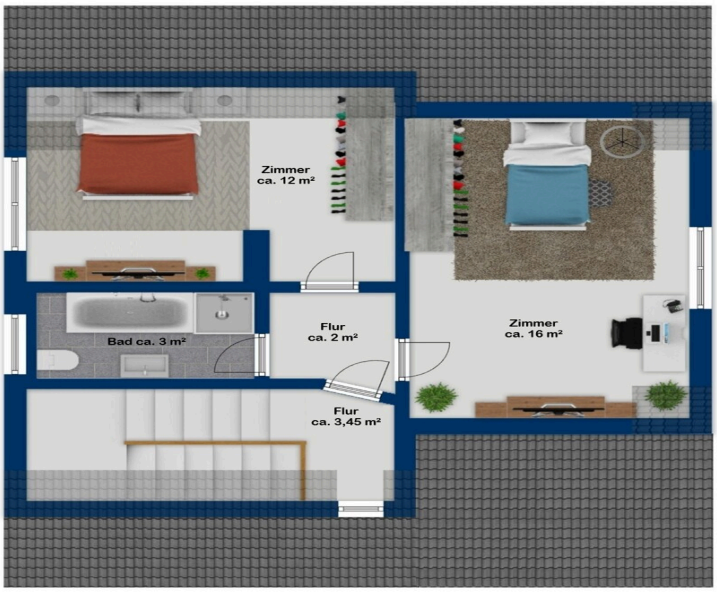
The property



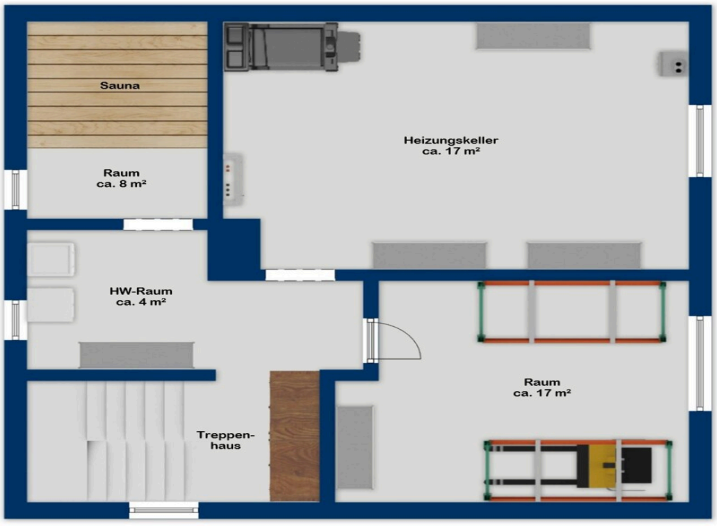
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Floor plans





Rgeoedplan, nicht maßstäblich



Rgeoolplan, nicht maßstäblich

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

This solidly built detached house from 1935 is situated on a plot of approx. 765 m² and combines historical charm with modernizations that have already been carried out. With a living space of approx. 91 m² spread over four rooms, the property offers both couples and small families a cozy home with a wide range of design options.

As soon as you enter the house via a few steps on the west side, you are greeted by an attractive staircase, which is given a special architectural accent by a small round window. All rooms on the first floor are easily accessible from a central hallway. Most of the living areas are fitted with parquet flooring and radiate a pleasant living atmosphere.

On the first floor, you will find a spacious room that is ideal as a study or bedroom and a cozy south-facing living room. Here, a nostalgic tiled stove creates a particularly homely atmosphere. The kitchen offers enough space for a dining area and boasts a gas stove - a real highlight for passionate amateur chefs. This level is complemented by a practical guest WC with a connection for a washing machine.

A stylishly curved staircase leads to the top floor. This has two further rooms and the current main bathroom with bathtub. Sophisticated built-in wardrobes and two additional attic rooms offer plenty of storage space and practical usage options.

The basement is accessible from the first floor and impresses with a usable area of approx. 52 m² and a ceiling height of approx. 2.0 m. In addition to a sauna from earlier times, there are other rooms available here, such as for the modern gas heating system (built in 2022) and a workshop. An old pit with a capacity of approx. 5-7 m³ also offers potential for use as a rainwater storage tank.

Several refurbishment measures were already carried out in the 1990s, including electrically programmable roller shutters on the first floor, renewal of the electrics, new radiators and connection to the sewage system. However, there is still a need for further modernization, particularly with regard to the windows, kitchen and bathrooms, so you have the opportunity to implement your own ideas and wishes.

A special highlight is the approx. 10 m² covered terrace in front of the house, which invites you to linger and allows you to spend sheltered hours outdoors even when it rains. You can enjoy wonderful sunsets from here. The spacious garden offers plenty of room for children to play as well as ideal conditions for hobby gardeners. The nearby Müggelheide, a large wooded area, also makes for wonderful walks in the countryside.

Conclusion:
A charming house with history, solid substance and great potential - ideal for anyone looking for an individual home with scope for design on a spacious plot.

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All about the location

Geography
Rahnsdorf is the easternmost district of Berlin and is made up of the districts of Hessenwinkel, Wilhelmshagen, Neu-Venedig and Rahnsdorf. The area is characterized by charming villa colonies, idyllic detached house estates and a high recreational value. Rahnsdorf is particularly popular with day-trippers and tourists because of the nearby Müggelsee lake. The district currently has a population of around 10,810 (as of March 2025).

Location and transport links
Rahnsdorf has excellent public transport connections. Two S-Bahn stations - Rahnsdorf and Wilhelmshagen - are located on the Berlin-Frankfurt/Oder and Berlin-Potsdam lines and are served by the S-Bahn line S3. A historic streetcar also runs from Rahnsdorf station to Woltersdorf.
The BVG streetcar line 61 connects Rahnsdorf/Waldschänke via Friedrichshagen and Köpenick with the science city of Adlershof.
Bus route 161 runs every 20 minutes during the day and connects both S-Bahn stations and the terminus of streetcar route 61, as well as providing a direct connection to Erkner and Schöneiche. At night, line N61 takes over and connects the three S-Bahn stations Wilhelmshagen, Rahnsdorf and Friedrichshagen.
Rahnsdorf is also well served by water: the solar-powered ferry line F23 operates on the Müggelspree on behalf of BVG. At weekends and on public holidays, the historic hand-operated ferry F24 also runs between Rahnsdorf/Kruggasse and Müggelheim/Spreewiesen - one of only three hand-operated ferries in Germany.
You can reach the center of Berlin by car in about 45 minutes. The A10 is only around 10 minutes away and offers connections in all directions. The capital's BER airport is around 27 km away and can be reached in around 40 minutes.

Infrastructure
Rahnsdorf offers good basic services:
Schools: 1 elementary school, grammar schools in Erkner and Friedrichshagen
Daycare centers: 8
Shopping: 4 supermarkets, 2 bakeries, 1 petrol station

Leisure, sport and nature
Those who love nature and recreation will appreciate Rahnsdorf. The nearby Müggelsee lake with its lidos, waterside restaurants and a wide range of water sports facilities is ideal for active leisure activities. The historic fishing village, the romantic canals of Neu-Venedig and the Dämeritzsee lake make the area particularly attractive.

The R1 European cycle path also runs directly through Hessenwinkel. With a length of over 4,500 to 5,100 kilometers, this international long-distance cycle route connects London in Great Britain with Helsinki in Finland and Moscow in Russia - ideal for extended cycle tours.

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Other information

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Contact partner

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