

Kiel – Ellerbek

Familienfreundliches Zuhause mit Garten, Garage und Stellplatz!

Número da propriedade: 25053091



PREÇO DE COMPRA: 285.000 EUR • ÁREA: ca. 117 m² • QUARTOS: 4.5 • ÁREA DO TERRENO: 452 m²

Número da propriedade: 25053091 - 24148 Kiel – Ellerbek

- Numa vista geral
- O imóvel
- Dados energéticos
- Uma primeira impressão
- Detalhes do equipamento
- Tudo sobre a localização
- Outras informações
- Pessoa de contacto

Número da propriedade: 25053091 - 24148 Kiel – Ellerbek

Numa vista geral

Número da propriedade	25053091
Área	ca. 117 m²
Forma do telhado	Telhado de sela
Quartos	4.5
Quartos	3.5
Casas de banho	1
Ano de construção	1986
Tipo de estacionamento	1 x Lugar de estacionamento ao ar livre, 1 x Garagem

Preço de compra	285.000 EUR
Comissão para arrendatários	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Modernização / Reciclagem	2021
Tipo de construção	Sólido
Área útil	ca. 15 m²
Móveis	Terraço, WC de hóspedes, Jardim / uso partilhado, Cozinha embutida

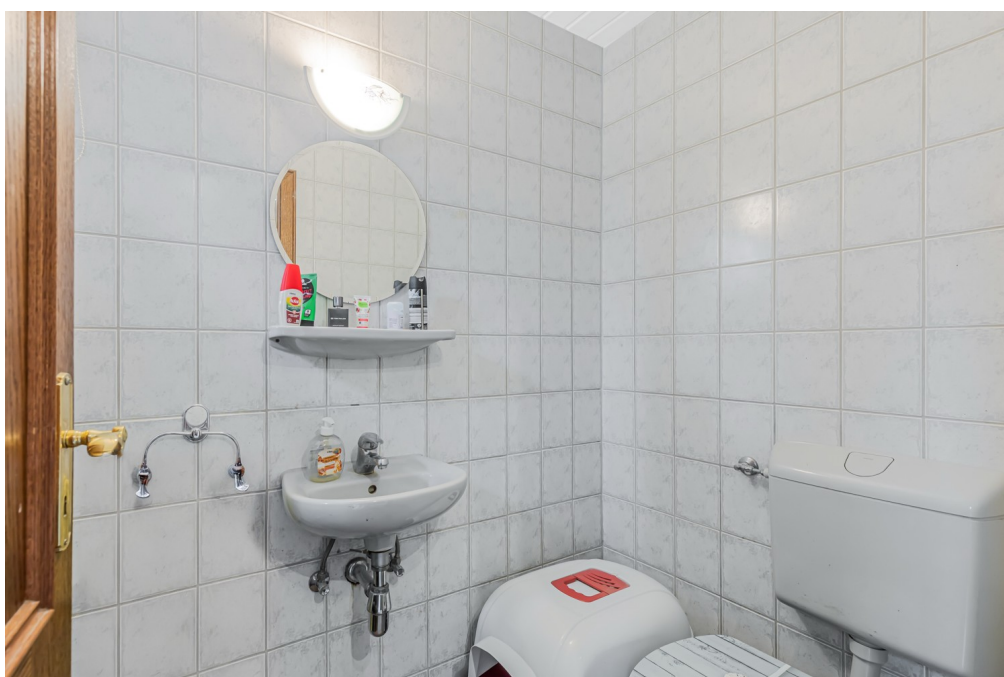
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Dados energéticos

Sistemas de aquecimento	Aquecimento central	Certificado Energético	Certificado de consumo de energia
Fonte de Energia	Gás natural leve	Consumo final de energia	95.30 kWh/m²a
Certificado Energético válido até	14.06.2035	Classificação energética	C
Aquecimento	Gás	Ano de construção de acordo com o certificado energético	1986

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O imóvel



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O imóvel



VON POLL
IMMOBILIEN



Ihre Immobilienspezialisten

Eigentümern bieten wir eine kostenfreie und unverbindliche
Marktpreiseinschätzung ihrer Immobilie an.

Kontaktieren Sie uns, wir freuen uns darauf, Sie persönlich und individuell zu beraten.

T.: 0431 - 98 26 04 0

Selbstständiger Shop Kiel | Dänische Straße 40 | 24103 Kiel
kiel@von-poll.com | www.von-poll.com/kiel

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O imóvel

VON POLL IMMOBILIEN

**Eine ausgezeichnete Wahl:
VON POLL IMMOBILIEN.**

Capital
MAKLER-KOMPASS
HEFT 10/2023
Top-Makler Kiel
★★★★★
Höchstnote für
von Poll Immobilien
Quelle: IHR Institut
18 TEST: 5.000 Makler
GEHTIG: 80% 10/23

MONEY
HÖCHSTE
KUNDEN-
ZUFRIEDEN-
HEIT
VON POLL IMMOBILIEN
12 weitere Anbieter
erhielten die Testsieger-Gal
im Test: 88 Immobilien-
makler in Deutschland
Ausgabe 9/2024
★★★★★

TEST
UNTERNEHMEN
DES JAHRES
2025
VON POLL IMMOBILIEN
ANALYSE
KUNDENZUFRIEDENHEIT
★★★★★
FÜR DAS UNTERNEHMEN
DES JAHRES 2025
VON POLL IMMOBILIEN

DEUTSCHLAND
TEST
HÖCHSTE
REPUTATION
PRÄMIER
„HERAUSRAGEND“
VON POLL IMMOBILIEN
ANALYSE
FOUR STAR (DEUTSCHLANDTEST)

F.A.Z. INSTITUT
DEUTSCHLANDS
BEGEHRTESTE
IMMOBILIENMAKLER
VON POLL IMMOBILIEN
Basis: Anbieterreputation
02/2025
1st/2nd/3rd/4th/5th/6th/7th/8th/9th/10th/11th/12th/13th/14th/15th/16th/17th/18th/19th/20th/21st/22nd/23rd/24th/25th/26th/27th/28th/29th/30th/31st/32nd/33rd/34th/35th/36th/37th/38th/39th/40th/41st/42nd/43rd/44th/45th/46th/47th/48th/49th/50th/51st/52nd/53rd/54th/55th/56th/57th/58th/59th/60th/61st/62nd/63rd/64th/65th/66th/67th/68th/69th/70th/71st/72nd/73rd/74th/75th/76th/77th/78th/79th/80th/81st/82nd/83rd/84th/85th/86th/87th/88th/89th/90th/91st/92nd/93rd/94th/95th/96th/97th/98th/99th/100th/101st/102nd/103rd/104th/105th/106th/107th/108th/109th/110th/111th/112th/113th/114th/115th/116th/117th/118th/119th/120th/121st/122nd/123rd/124th/125th/126th/127th/128th/129th/130th/131st/132nd/133rd/134th/135th/136th/137th/138th/139th/140th/141st/142nd/143rd/144th/145th/146th/147th/148th/149th/150th/151st/152nd/153rd/154th/155th/156th/157th/158th/159th/160th/161st/162nd/163rd/164th/165th/166th/167th/168th/169th/170th/171st/172nd/173rd/174th/175th/176th/177th/178th/179th/180th/181st/182nd/183rd/184th/185th/186th/187th/188th/189th/190th/191st/192nd/193rd/194th/195th/196th/197th/198th/199th/200th/201st/202nd/203rd/204th/205th/206th/207th/208th/209th/210th/211st/212nd/213rd/214th/215th/216th/217th/218th/219th/220th/221st/222nd/223rd/224th/225th/226th/227th/228th/229th/230th/231st/232nd/233rd/234th/235th/236th/237th/238th/239th/240th/241st/242nd/243rd/244th/245th/246th/247th/248th/249th/250th/251st/252nd/253rd/254th/255th/256th/257th/258th/259th/260th/261st/262nd/263rd/264th/265th/266th/267th/268th/269th/270th/271st/272nd/273rd/274th/275th/276th/277th/278th/279th/280th/281st/282nd/283rd/284th/285th/286th/287th/288th/289th/290th/291st/292nd/293rd/294th/295th/296th/297th/298th/299th/300th/301st/302nd/303rd/304th/305th/306th/307th/308th/309th/310th/311st/312nd/313rd/314th/315th/316th/317th/318th/319th/320th/321st/322nd/323rd/324th/325th/326th/327th/328th/329th/330th/331st/332nd/333rd/334th/335th/336th/337th/338th/339th/340th/341st/342nd/343rd/344th/345th/346th/347th/348th/349th/350th/351st/352nd/353rd/354th/355th/356th/357th/358th/359th/360th/361st/362nd/363rd/364th/365th/366th/367th/368th/369th/370th/371st/372nd/373rd/374th/375th/376th/377th/378th/379th/380th/381st/382nd/383rd/384th/385th/386th/387th/388th/389th/390th/391st/392nd/393rd/394th/395th/396th/397th/398th/399th/400th/401st/402nd/403rd/404th/405th/406th/407th/408th/409th/410th/411st/412nd/413rd/414th/415th/416th/417th/418th/419th/420th/421st/422nd/423rd/424th/425th/426th/427th/428th/429th/430th/431st/432nd/433rd/434th/435th/436th/437th/438th/439th/440th/441st/442nd/443rd/444th/445th/446th/447th/448th/449th/450th/451st/452nd/453rd/454th/455th/456th/457th/458th/459th/460th/461st/462nd/463rd/464th/465th/466th/467th/468th/469th/470th/471st/472nd/473rd/474th/475th/476th/477th/478th/479th/480th/481st/482nd/483rd/484th/485th/486th/487th/488th/489th/490th/491st/492nd/493rd/494th/495th/496th/497th/498th/499th/500th/501st/502nd/503rd/504th/505th/506th/507th/508th/509th/510th/511st/512nd/513rd/514th/515th/516th/517th/518th/519th/520th/521st/522nd/523rd/524th/525th/526th/527th/528th/529th/530th/531st/532nd/533rd/534th/535th/536th/537th/538th/539th/540th/541st/542nd/543rd/544th/545th/546th/547th/548th/549th/550th/551st/552nd/553rd/554th/555th/556th/557th/558th/559th/560th/561st/562nd/563rd/564th/565th/566th/567th/568th/569th/570th/571st/572nd/573rd/574th/575th/576th/577th/578th/579th/580th/581st/582nd/583rd/584th/585th/586th/587th/588th/589th/590th/591st/592nd/593rd/594th/595th/596th/597th/598th/599th/600th/601st/602nd/603rd/604th/605th/606th/607th/608th/609th/610th/611st/612nd/613rd/614th/615th/616th/617th/618th/619th/620th/621st/622nd/623rd/624th/625th/626th/627th/628th/629th/630th/631st/632nd/633rd/634th/635th/636th/637th/638th/639th/640th/641st/642nd/643rd/644th/645th/646th/647th/648th/649th/650th/651st/652nd/653rd/654th/655th/656th/657th/658th/659th/660th/661st/662nd/663rd/664th/665th/666th/667th/668th/669th/670th/671st/672nd/673rd/674th/675th/676th/677th/678th/679th/680th/681st/682nd/683rd/684th/685th/686th/687th/688th/689th/690th/691st/692nd/693rd/694th/695th/696th/697th/698th/699th/700th/701st/702nd/703rd/704th/705th/706th/707th/708th/709th/710th/711st/712nd/713rd/714th/715th/716th/717th/718th/719th/720th/721st/722nd/723rd/724th/725th/726th/727th/728th/729th/730th/731st/732nd/733rd/734th/735th/736th/737th/738th/739th/740th/741st/742nd/743rd/744th/745th/746th/747th/748th/749th/750th/751st/752nd/753rd/754th/755th/756th/757th/758th/759th/760th/761st/762nd/763rd/764th/765th/766th/767th/768th/769th/770th/771st/772nd/773rd/774th/775th/776th/777th/778th/779th/780th/781st/782nd/783rd/784th/785th/786th/787th/788th/789th/790th/791st/792nd/793rd/794th/795th/796th/797th/798th/799th/800th/801st/802nd/803rd/804th/805th/806th/807th/808th/809th/810th/811st/812nd/813rd/814th/815th/816th/817th/818th/819th/820th/821st/822nd/823rd/824th/825th/826th/827th/828th/829th/830th/831st/832nd/833rd/834th/835th/836th/837th/838th/839th/840th/841st/842nd/843rd/844th/845th/846th/847th/848th/849th/850th/851st/85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Número da propriedade: 25053091 - 24148 Kiel – Ellerbek

O imóvel

VP VON POLL
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Zusammen für sportliche Spitzenleistungen



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Número da propriedade: 25053091 - 24148 Kiel – Ellerbek

Uma primeira impressão

Ruhig gelegen und trotzdem zügig von A nach B gelangen – Das müsste passen!

Dieses gepflegte Haus aus dem Jahr 1986 bietet Ihrer Familie mit einer Wohnfläche von ca. 117 m² und einem Grundstück von ca. 452 m² Fläche genug Raum für Ihr Familienleben. Die Immobilie ist aktuell vermietet und eignet sich gegebenenfalls auch als Anlage.

Das zweigeschossige Gebäude umfasst das Erdgeschoss und das ausgebaute Dachgeschoss. Zusätzlich steht ein ausgebauter Spitzboden zur Verfügung. Im Erdgeschoss befinden sich das großzügige Wohnzimmer mit einer Essecke, am Hauseingang die Küche und das Gäste-WC. Diese Ebene besticht durch kluge Raumaufteilung.

Vom Wohnzimmer aus gelangen Sie auf die Terrasse, die Ihnen, ausgerichtet in beliebiger Süd-Lage, ideale Bedingungen für sonnenreiche Stunden im Freien verschafft. Der Garten, der sich an die Terrasse anschließt, bietet neben seinem Rasenbereich auch einen praktischen Schuppen für zusätzlichen Stauraum für Ihre Gartengeräte und andere Utensilien.

Im Dachgeschoss befinden sich die drei Schlafzimmer, die Ihnen als Rückzugsorte für Ihre Familie dienen. Jedes Zimmer ist hell und freundlich gestaltet und bietet Platz für individuelle Einrichtungswünsche. Das Badezimmer auf dieser Etage ist mit einer praktischen Badewanne ausgestattet.

Der ausgebaute Spitzboden ist vielseitig nutzbar und kann Ihnen als Hobbyraum, Büro oder Gästezimmer dienen. Diese Fläche bietet Ihnen Flexibilität und kann je nach Bedarf angepasst werden, um neuen Lebenssituationen gerecht zu werden. Zu den besonderen Vorzügen der Immobilie zählen ferner eine Garage sowie ein zusätzlicher Stellplatz, die für ausreichend Parkmöglichkeiten nahe am Haus sorgen.

Das Haus befindet sich in einer ruhigen Wohngegend mit guter Verkehrsanbindung. Einkaufsmöglichkeiten, Schulen und öffentliche Verkehrsmittel sind gut zu erreichen. Die Lage ist sowohl für Familien mit Kindern als auch für Berufstätige attraktiv.

Ein gutes Raumkonzept und ein Umfeld, das lebenswerte Wohnqualität gewährleistet - ein gepflegtes Zuhause in nachgefragter Gegend!

Nehmen Sie gern Kontakt mit uns auf, um diese Immobilie näher kennenzulernen und einen Besichtigungstermin zu vereinbaren.

Número da propriedade: 25053091 - 24148 Kiel – Ellerbek

Detalhes do equipamento

Erdgeschoss

- Flur
- Küche mit Einbauküche
- Gäste-WC
- Wohnzimmer mit Essecke und Terrassenzugang

Dachgeschoss

- 3 Schlafzimmer
- Wannenbad

Spitzboden ausgebaut

Garten mit Sichtschutzelementen und Hecke, Schuppen

Terrasse in Süd-Lage, Markise und Rollläden im Erdgeschoss

Garage, Stellplatz

Hinweis: vermietet seit 01.12.2011, NKM 800 € pro Monat, BK 50 € pro Monat

Número da propriedade: 25053091 - 24148 Kiel – Ellerbek

Tudo sobre a localização

Ellerbek liegt an der Kieler Förde ca. 12 Kilometer vom Kieler Stadtzentrum entfernt. Hier leben ca. 6.500 Einwohner. Ellerbek ist über die Werftstraße und die Bundesstraße 502 in das Verkehrsnetz eingebunden.

Das Stadtbild ist geprägt von Einzel-, Doppel- und Reihenhausbauung. Als eine der ältesten Siedlungen Kiels, in der vorwiegend Fischerei und Bootsbau betrieben wurde, hat sich Ellerbek trotz Zugehörigkeit zur Landeshauptstadt viel von seinem ländlichen Charakter bewahrt. Nah am Zentrum und doch im Grünen ist Ellerbek nicht zuletzt bei Senioren sehr beliebt.

Ellerbek ist ein Haltepunkt der Bahnstrecke, die zwischen Kiel Süd und dem Schönberger Strand verläuft. Kiel erreicht man in ca. 20 Minuten mit dem Auto, mit dem Bus dauert es ca. 60 Minuten bis zum Bahnhof.

Dieser Stadtteil liegt in der Nähe des Naturschutzgebietes Tröndelsee, des Stadtrat-Hahn-Parks, des Schwanenseeparks und des Werftparks.

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Outras informações

Es liegt ein Energieverbrauchsausweis vor.

Dieser ist gültig bis 14.6.2035.

Endenergieverbrauch beträgt 95.30 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Erdgas leicht.

Das Baujahr des Objekts lt. Energieausweis ist 1986.

Die Energieeffizienzklasse ist C.

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UNSER SERVICE FÜR SIE ALS EIGENTÜMER:

Planen Sie den Verkauf oder die Vermietung Ihrer Immobilie, so ist es für Sie wichtig, deren Marktwert zu kennen. Lassen Sie kostenfrei und unverbindlich den aktuellen Wert Ihrer Immobilie professionell durch einen unserer Immobilienspezialisten einschätzen. Unser bundesweites und internationales Netzwerk ermöglicht es uns, Verkäufer bzw. Vermieter und Interessenten bestmöglich zusammenzuführen.

Número da propriedade: 25053091 - 24148 Kiel – Ellerbek

Pessoa de contacto

Para mais informações, queira contactar a sua pessoa de contacto:

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Para o aviso de isenção de responsabilidade da von Poll Immobilien GmbH

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