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Ausdruck vom 16.07.2025

ANB.OBJ.ID:

## Detached house with basement and attic

Located in a quiet and central residential area just outside the town center of Walkenried, Germany, looking out onto a lake in a nature reserve. Public transport, school, physicians and everyday shopping needs nearby, highway just minutes away

The ground floor includes a guest room and guest toilet, a hallway with a built-in coat closet, a living room with an enclosed fireplace, picture window and eating area, a large outdoor terrace looking out on a lake, and a kitchen with a pantry, with a door leading to courtyard and garden.

Central, sunny location, bordering on a nature reserve

5 - minute walk to bus and train station

Hanover, Hamburg or Leipzig are all only 2–3 hours away

The basement runs under the entire ground floor and has outlets for a washing machine and dryer.

The attic provides a large storage area. A garage and annex with carport are found across the courtyard from the house.

Connections for TV and computer

Vacancy date: to be agreed upon

Kaufpreis: EUR 395000

Wohnfläche: ca. 150 m2

Zimmer gesamt: 7

Baujahr: 1968

Schlafzimmer: 4

Badezimmer: 1

Wohnzimmer: 1

Seperate WC: 1

Grundstücksfläche: ca. 2200 m2

Stockwerke: 2

Objektzustand: Sehr guter Zustand

Garage, Freiplatz, Carport,

Einbauküche,

Bad mit Dusche,

Parkett, Marmor, Fliesen

Offener Kamin, Zentralheizung,

Terrasse,

Gas,

Barrierefrei, Garten, Rollstuhlgerecht