



SPECIAL VILLA / NEAR ULM

Number: 493

□ Ульм, Germany

409 m² | 0 room

€840 000

PROPERTY FEATURES

Price:	€840 000
ID:	493
Year built:	
Floor:	2
Number of rooms:	0
Square:	409 m ²
Square footage:	1020
Utilities:	€0
Yield:	€0
estate agent:	6%

OBJECT DESCRIPTION

Representative and generous villa object with elevated living comfort, also as a residential and business house usable, approx. 20 minutes by car from Ulm. Sunny location with unobstructable, beautiful view over the landscape. Timeless, beautiful architectural style, very good condition, fenced property, double garage with sectional doors and direct access to the house. High-quality equipment, gallery, open fireplace, wonderful terrace and beautifully landscaped outdoor area with pond and waterfall. The ideal home if you appreciate peace and nature.

In the floor plan not only living spaces were created, but also living spaces in which dreams can be realised. The spacious, light-flooded living and dining area as well as the open fitted kitchen invite you to do so. On the ground floor there is also a large bedroom, a dressing room, a bathroom, a guest toilet, a storeroom and a large office. The first floor alone is a highlight, due to the open gallery with a beautiful fireplace corner, a bathroom and another bedroom. From the balcony on the upper floor you have a wonderful view over the landscape, with favourable weather conditions and a view of the Alps. In the basement there is a cellar room, which is laid out with clay bricks, a large laundry room, a sauna and fitness room, a WC, a large room with atrium possibly usable as office, storage, hobby room, etc. and the heating room. The whole house is built to a high standard and is equipped with the latest hybrid heating technology, underfloor heating on the ground floor, LAN network and fast Internet.

- Property: approx. 1,020 m²
- Very good condition (well maintained)
- Free of charge: by arrangement

Equipment and equipment

- solid construction
- Floor heating on the ground floor
- Plastic window UNIPLUS 1,3
- The latest hybrid heating technology (air heat pump in combination with an oil condensing boiler). Average heating costs over 3 years, calculated with current costs, monthly 208.00 €.
- Fast Internet up to 50 Mbit/s
- 1 Gigabit LAN network (in all 3 house levels)



□
LOCATION

Ульм, Germany

State

Beautiful, sunny and quiet residential area. In clear weather mountain view. Altheim is about 20 km southwest of Ulm. Kindergarten, sports field, tennis as well as different associations in the place.

Ulm, about 20 km away, is easily accessible by car from Altheim (Eselsberg in about 20 minutes by car). At a distance of approx. 4 km you will find all infrastructure facilities such as doctors, pharmacy, banks, shopping facilities, a beautiful outdoor swimming pool in the forest as well as a primary and secondary school.





PURCHASE CONDITIONS

Our offer is the free offer is not binding, and does not entail any obligation on the part of potential buyers. The company is not responsible for any inaccuracies in the seller or by a person of information, technical inaccuracies or typographical errors. We reserve the right to fix them.

We expressly reserve the right of sale in favor of clients making their first statement about the purchase. We also note that in case of signing of the contract of purchase and sale with the assistance of our company to pay a Commission fee in the amount of 7.14 % of the purchase price.

All data are approximate and are based on information provided to us by the owner of the property.

The information is confidential. Transfer to a third party without our written consent is not allowed and can prove the right to payment of fees.

If the object is offered on the other hand, it must within 5 working days to inform

Berlin Real Estate Consulting, specifying the name of the first seller and the date of receipt of the offer. The proposal is considered to be proof of the activity of the broker.

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