



**BARBARA BRAUN**  
Immobilien

#### Barbara Braun Immobilien

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You will receive the address on request

House

Purchase price: 770000,00 EUR

Rooms: 2

Size: 170 m²

## Charming semi-detached house in quiet location in Karlsruhe-Grötzingen

### ■ Data at one glance

Listing Type:	Buying
Property Type:	House
Vacant from:	sofort
Property condition:	Renovation necessary
balcony / terrace:	✓
Number of floors:	2
Type of heating:	Central heating
Built-in kitchen:	✓
Lot Size:	511 m²
Bathrooms:	2
Parking type:	Garage
Parking space price:	30000,00 EUR
Agent Commission:	3,57% Käuferprovision inkl. MwSt., verdient und fällig mit Beurkundung des notariellen Kaufvertrages. Der Immobilienmakl % of the price incl. Tax.
Year of construction according to energy certificate:	1964
Type of energy pass:	demand-oriented
Energy efficiency class:	H

### ■ Description

The idyllic semi-detached house built in 1964 in the countryside is situated on a plot of approx. 471 m² on a slope with a beautiful garden and natural pond. A true paradise for children with plenty of space to play.

In addition, there are two single garages, each with a plot area of 20 m².

The property is in need of renovation, but offers great potential for expansion, individual remodelling wishes as well as possible uses and is ideally suited for families or couples.

The solidly built single-family house offers a living area of approx. 170 m² including a winter garden and a usable area of 24 m², which provides a lot of space for individual design ideas.

From the street, a small path leads to the enclosed property on which the house stands.

In the basement, connected to the hallway, there are 3 rooms that can be used in many ways either as a children's room, hobby room, office room or storage room.

Furthermore, there is a bathroom, a separate toilet, the boiler room and another cellar room on this floor.

A spacious spiral staircase leads to the ground floor with a hallway, a spacious living room (approx. 40 m²) with a beautiful view of the garden, a dining room, a bedroom, a bathroom, an additional storage room and a separate toilet.

The kitchen room, which is accessible from the hallway and directly from the dining room, is equipped with a fitted kitchen.

Adjacent to the living room is a large conservatory, in front of which is a terrace that leads directly into the garden.

### ■ Location

The property is located in Grötzingen in a very idyllic quiet residential area. Grötzingen is the easternmost district of Karlsruhe, which has made a name for itself as the "Baden painters' village". The artists who settled here from 1890 onwards found Grötzingen quite a good place to live. And this is still true today. Grötzingen has excellent cultural facilities and, thanks to its wooded surroundings, has a high recreational and leisure value.

Kindergartens, primary and secondary schools as well as numerous clubs are available and easily accessible.

Other schools, leisure facilities and larger shopping centres, such as

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the ECE Centre in the nearby Karlsruhe city centre, the IKEA furniture store and a number of other supermarkets can be reached by car in just a few minutes.

The transport connections are excellent, whether by train, bus or car. Grötzingen has a light rail connection (only an 8-minute walk away). The S4 and S5 lines take you quickly and comfortably to the centre of Karlsruhe as well as to Pforzheim or Bretten. The nearest bus stop is also a few minutes' walk from the property. The A5 and A8 motorway junctions are only a few minutes' drive away via the B3 and B10 trunk roads.

The Baden Airpark in Söllingen is approx. 45 km away. Other airports such as Stuttgart or Frankfurt can also be reached easily and quickly via the nearby A5 or A8.

## ■ Miscellaneous

The brokerage contract with us comes into effect through the confirmation of the use of our brokerage services in text form. The amount of the brokerage fee is based on the statutory regulations on the division of the brokerage fee which came into force on 23.12.2020. Accordingly, the brokerage fee will regularly amount to 3.57% on the purchase price including statutory VAT for both parties (owner and buyer) and is earned and due upon conclusion of the notarial contract.

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