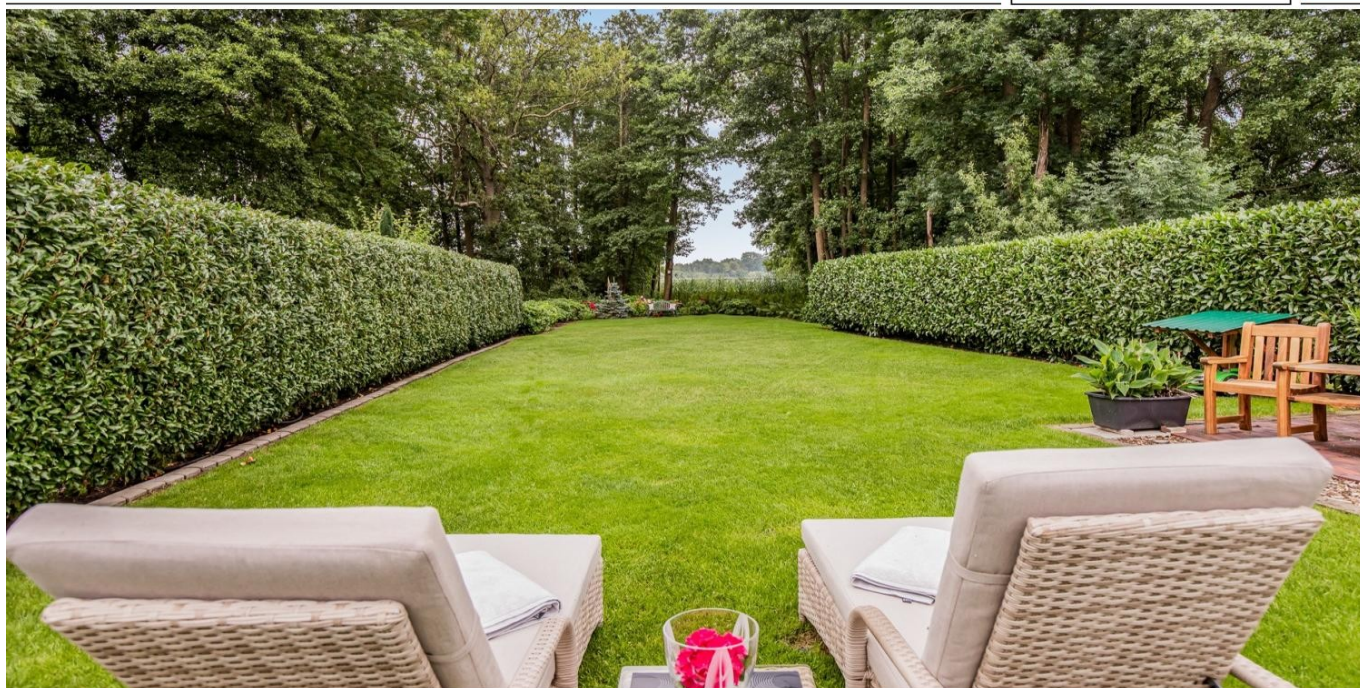


Fockbek

Energieeffizienter Bungalow mit hochwertiger Ausstattung direkt am Fockbeker See

CODICE OGGETTO: 25053094



www.von-poll.com

PREZZO D'ACQUISTO: 679.000 EUR • SUPERFICIE NETTA: ca. 134 m² • VANI: 4 • SUPERFICIE DEL TERRENO: 865 m²

CODICE OGGETTO: 25053094 - 24787 Fockbek

- A colpo d'occhio
- La proprietà
- Dati energetici
- Una prima impressione
- Dettagli dei servizi
- Tutto sulla posizione
- Ulteriori informazioni
- Partner di contatto

CODICE OGGETTO: 25053094 - 24787 Fockbek

A colpo d'occhio

CODICE OGGETTO	25053094	Prezzo d'acquisto	679.000 EUR
Superficie netta	ca. 134 m ²	Compenso di mediazione	Käuferprovision 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises.
Tipologia tetto	a padiglione	Stato dell'immobile	Curato
Vani	4	Tipologia costruttiva	massiccio
Camere da letto	3	Superficie lorda	ca. 27 m ²
Bagni	2	Caratteristiche	Bagni di servizio, Caminetto, Giardino / uso comune
Anno di costruzione	2008		
Garage/Posto auto	1 x Carport, 1 x superficie libera		

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Dati energetici

Tipologia di riscaldamento	a pavimento	Certificazione energetica	Diagnosi energetica
Riscaldamento	Geotermia	Consumo energetico	32.20 kWh/m²a
CERTIFICAZIONE ENERGETICA VALIDO FINO A	07.11.2028	Classe di efficienza energetica	A
Fonte di alimentazione	Calore geotermico	Anno di costruzione secondo il certificato energetico	2008

CODICE OGGETTO: 25053094 - 24787 Fockbek

La proprietà



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La proprietà



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La proprietà



CODICE OGGETTO: 25053094 - 24787 Fockbek

La proprietà



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.: 04331 - 83 89 99 0

Selbstständiger Shop Rendsburg | Stegen 5 | 24768 Rendsburg
rendsburg@von-poll.com | www.von-poll.com/rendsburg

CODICE OGGETTO: 25053094 - 24787 Fockbek

La proprietà

VON POLL IMMOBILIEN

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

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

MONEY
HÖCHSTE
KUNDEN-
ZUFRIEDEN-
HEIT
VON POLL IMMOBILIEN
12 weitere Anbieter
erhielten die Testsieger-Gal
im Test: 48 Immobilien-
makler in Deutschland
Ausgabe 9/2024
★★★★★

TEST
UNTERNEHMEN
DES JAHRES
2025
VON POLL IMMOBILIEN
ANALYSE
KUNDENZUFRIEDENHEIT
★★★★★
FOCUS 30/24 DEUTSCHLANDTESTIDE

F.A.Z. INSTITUT
DEUTSCHLANDS
BEGEHRTESTE
IMMOBILIENMAKLER
VON POLL IMMOBILIEN
Basis: Anbieterreputation
02/2025
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Una prima impressione

Sie suchen ein Haus mit Seeblick in naturnaher Lage, das komfortables Wohnen auf einer Ebene ermöglicht? Eine komplett bezugsfertige Immobilie, die den neuesten energetischen Anforderungen entspricht, und eine umfassende Infrastruktur in unmittelbarer Entfernung bietet? Dann haben wir Ihr neues Zuhause gefunden! Es liegt direkt am Fockbeker See und besticht durch klare Linien und einen Grundriss, der dem Bedürfnis nach Großzügigkeit und hoher Wohnqualität gerecht wird. Bereits beim Betreten der Immobilie empfängt Sie ein freundliches Ambiente. Exklusive Fliesen in Holzoptik, helle Farben und der optisch attraktiv gestaltete Eingangsbereich strahlen Eleganz und Gemütlichkeit aus. Alle Räume sind mit einer Fußbodenheizung ausgestattet und bequem vom Flur aus zu erreichen. Zur Rechten befinden sich ein modernes Gäste-WC sowie ein Duschbad mit bodengleicher Dusche. Zur Linken schließen der großzügige Wohn-/Essbereich und der lichtdurchflutete Wintergarten an, in dem ein dänischer Kaminofen für zusätzliche Atmosphäre sorgt. In diesen Bereich integriert ist auch die offene Wohnküche. Sie besticht durch ihr zeitloses Design im Landeshausstil und verfügt über ausreichend Stau- und Arbeitsfläche. Ein großer Tresen dient als kommunikativer Mittelpunkt und bietet Ihnen die Möglichkeit, beim Salatschnippeln mit Ihren Gästen zu plaudern. Weiterhin finden sich im Erdgeschoss ein praktisches Arbeitszimmer sowie ein raffiniert geschnittenes Schlafzimmer mit Ankleide und Ensuitebad. Der Hauswirtschaftsraum ist direkt von der Küche aus zugänglich. Er bietet ausreichend Platz für die Waschmaschine oder Vorräte. Über eine elegante Holzterrasse gelangen Sie in das ausgebaute Dachgeschoss des Bungalows. Dieser könnte z. B. als Gästezimmer genutzt werden.

Auch der Außenbereich dieser Immobilie lässt keine Wünsche offen. Individuelle, farbenfrohe Beete, eine pflegeleichte Rasenfläche und ein traumhafter Blick verleihen dem Anwesen seinen ganz einzigartigen Charakter. Ein stilvoll aufgemauerter Sichtschutz garantiert zu jeder Zeit ausreichend Privatsphäre zu dem links anschließenden Bungalow. Die sonnige Südwest-Terrasse ist von allen Wohnräumen aus bequem zu erreichen. Sie ist überdacht und bietet somit einen idealen Rückzugsort, an dem Sie das ganze Jahr über im Freien sitzen können, ohne dabei Regen, Hagel oder zu starke Sonneneinstrahlung ausgesetzt zu sein. Und sollte es Ihnen draußen doch zu frisch werden, können Sie jederzeit in den Wintergarten „umziehen“ – Seeblick inklusive. Zwei Gartenhäuser sowie ein Geräteraum mit elektrischem Rolltor bieten viel Platz für Fahrräder, Werkzeuge oder Gartengeräte. Hervorzuheben ist außerdem ein kleines, an den Geräteraum angeschlossenes Gästehaus, das aus einem Schlafrum und einem modernen Wannenbad besteht.

Äußerst gepflegt, modern und effizient - Ihr neubaugleicher Wohnraum am Fockbeker See.

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Dettagli dei servizi

- Sehr ruhige Seelage
- Photovoltaikanlage mit 14,7 kW und 5-kW-Speicher, Wallboxanschluss vorbereitet (2024)
- Fußbodenheizung
- Hochwertige Einbauküche im Landhausstil
- Gemütlicher Wintergarten mit Specksteinofen und Markise
- Innentüren mit Schallschutz
- Fliegengitter an allen Fenstern und Türen (2023)
- Erdwärmeheizung von Vaillant
- Ausgebautes Dachgeschoss
- Hauswirtschaftsraum mit Entkalkungsanlage und Starkstromanschluss
- Separates Gästehaus (Schlafzimmer und Wannenbad)
- Stilvoller Garten mit überdachter Südwest-Terrasse (2021) und Rasenroboter
- Carport aus dem Jahr 2021
- Geräte-/Fahrradraum mit elektrischem Tor
- Zwei Geräteschuppen für die Erdwärme und eine Werkstatt (2023)
- Holzunterstand (2025)
- Gartentor (2022)

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Tutto sulla posizione

Fockbek liegt im Herzen Schleswig-Holsteins an der Grenze zur Kreisstadt Rendsburg und nicht weit vom Nord-Ostsee-Kanal entfernt. Mit rund 6.700 Einwohnern und als Verwaltungssitz zweier Ämter ist Fockbek ein regionales Zentrum, das für Familien und Unternehmen die Vorteile städtischen und ländlichen Lebens vereint. In der Gemeinde gibt es zahlreiche Einkaufsmöglichkeiten für den täglichen Bedarf, Ärzte sowie Hotels und Restaurants. Drei Kindergärten, eine Grund- und Gemeinschaftsschule sowie zahlreiche Freizeitmöglichkeiten runden das Angebot ab.

Dank der guten Verkehrsanbindung erreicht man von Fockbek aus in 30 Autominuten die Landeshauptstadt Kiel und in einer Stunde den Hamburger Flughafen. Die Nordsee ist ca. 45 Autominuten und die Ostsee ca. 30 Autominuten entfernt.

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Ulteriori informazioni

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 7.11.2028.

Endenergiebedarf beträgt 32.20 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Erdwärme.

Das Baujahr des Objekts lt. Energieausweis ist 2008.

Die Energieeffizienzklasse ist A.

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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.

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Alla clausola di esclusione di responsabilità di von Poll Immobilien GmbH

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