

**Dolgesheim**

## Centrally located in Dolgesheim! Ideal for tradespeople and builders....

**Property ID: 25154012**



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**PURCHASE PRICE: 129.000 EUR • LIVING SPACE: ca. 90 m<sup>2</sup> • ROOMS: 4 • LAND AREA: 160 m<sup>2</sup>**

**Property ID: 25154012 - 55278 Dolgesheim**

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## At a glance

|                      |                       |                          |                                                                                       |
|----------------------|-----------------------|--------------------------|---------------------------------------------------------------------------------------|
| Property ID          | 25154012              | Purchase Price           | 129.000 EUR                                                                           |
| Living Space         | ca. 90 m <sup>2</sup> | House                    | Single-family house /<br>Detached house                                               |
| Rooms                | 4                     | Commission               | Käuferprovision<br>beträgt 4,76 % (inkl.<br>MwSt.) des<br>beurkundeten<br>Kaufpreises |
| Bathrooms            | 1                     | Condition of<br>property | In need of renovation                                                                 |
| Year of construction | 1900                  | Construction<br>method   | Solid                                                                                 |
|                      |                       | Usable Space             | ca. 30 m <sup>2</sup>                                                                 |
|                      |                       | Equipment                | Balcony                                                                               |

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## Energy Data

|                 |                 |                    |                      |
|-----------------|-----------------|--------------------|----------------------|
| Type of heating | Central heating | Energy Certificate | Legally not required |
| Power Source    | Gas             |                    |                      |

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## The property



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## A first impression

Renovation or new construction – A versatile plot of land in a central location in Dolgesheim! This centrally located plot of land with an existing building offers potential for various renovation options and is situated in a prime location in Dolgesheim. The plot comprises a total area of approximately 160 m<sup>2</sup>. The existing building dates back to around 1900 and is classified as a building requiring renovation, as indicated by the red dot (a red dot indicating the building's status as a building in need of renovation). Demolition or new construction is possible. The red dot, necessary for renovation, was issued on February 8, 2022. This fulfills the buyer's requirements for a comprehensive renovation of the existing building. The current building permit application is on file, ensuring a smooth transition to realizing your personal construction project. Alternatively, development according to Section 34 of the German Building Code (Baugesetzbuch) is possible. This means that construction is permitted in the same way as in the immediate vicinity, allowing the design of a new home to be individually adapted to the neighboring buildings. The existing building extends over two floors with a living area of approximately 90 m<sup>2</sup>. This space is currently distributed across four separate rooms. The classic floor plan offers flexible usage options and allows for individual living concepts. Additional features include a spacious basement located at ground floor level with a Prussian vaulted ceiling. We would be happy to discuss the structural possibilities with you during a viewing. Please clarify the financing options with your bank before scheduling the viewing.

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## Contact partner

**For further information, please contact your contact person:**

**Markus Platt**

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*To the Disclaimer of von Poll Immobilien GmbH*

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