



KENSINGTON[®]

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Beautiful corner terraced house/two-family house in Ulm-Böfingen with swimming pond and privacy



general:

object number external:	Kensington_KLI_127	as from:	09.07.2024
usage:	habitation	marketing method:	purchase
property:	House	construction year:	1984
place:	89075 Ulm	living space:	170,00 m ²
Floor space:	276,00 m ²	Total size of site:	700,00 m ²
Number of Rooms:	7,0	Number of bedrooms:	5,0
Number of bathrooms:	3,0	Number of sep. bathrooms:	1,0
number of parking spaces:	4,0	Condition:	part / full renovated

prices:

purchase price:	895.000,00 €	broker's fee:	3,57
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energy certificate:

type of energy ID:	BEDARF	expiry date:	2032-05-10
age group:	2014	heating YOC:	2017
value class:	D	beaconing:	electric
final energy demand:	144.00 kWh/m ² /a		

contact person:

name:	Wolfgang Pogutter	street:	Maximilianstrasse 40
place:	88131 Lindau Insel	phone:	+49 172 7372662
Email:	wolfgang-pogutter@web.de		

Infrastructure:

Description:

Welcome to your new home in Ulm-Böfingen!

The corner terraced house - two-family house on offer is attractive and versatile. The possibility of being used either as a single unit or in the form of two separate apartments offers future owners flexible design freedom.

Particularly noteworthy is the award-winning, charming garden with swimming pond, which provides a private oasis of relaxation. The quiet play street around the house and the adjacent recreational area are perfect for owners seeking peace and quiet or families with children.

With a total of 5 bedrooms and 3 bathrooms on two living floors, the property offers ample space for individuals, families or guests.

The full basement area with additional storage space and a sauna offers further amenities for residents.

The optimal location of the house with connections to the public transport network and the well-developed highway network, which makes Ulm, Stuttgart and Augsburg easily accessible, is another plus point.

A first-class residence with many amenities and benefits.

A viewing of this dream home is certainly worthwhile to see its beauty and functionality for yourself. Arrange a viewing appointment now and enjoy your new home in Ulm-Böfingen soon!

Location:

The terraced corner house is located in Ulm, Böfingen district, Germany.

The property is located in a quiet and family-friendly residential area. There are numerous shopping facilities, schools and parks in the surrounding area. The connection to public transportation is excellent, making the city center of Ulm easy to reach. The location of the house therefore offers an ideal combination of tranquillity and urban infrastructure.

Equipment description:

Notable features include a fully fitted kitchen with high-quality appliances, underfloor heating in all rooms for pleasant warmth, high-quality double or triple glazing for optimum insulation, a spacious living room with panoramic windows and access to the terrace as well as comfortable bathrooms.

In addition, the property offers a beautifully landscaped garden, a garage and a total of three parking spaces, which increases both comfort and practicality. These features make the property an attractive and convenient place to live that is both aesthetically pleasing and functional.

Other information:

I am at your disposal for further information on this property. You can reach me on the telephone number: +49 172 7372662 or +34 628789445,

Best regards, Wolfgang Pogutter

In order to avoid delays in sending the exposé, please include your full address, telephone number and e-mail address with your inquiry.

You can find more interesting real estate offers at <https://kensington-lindau.com>

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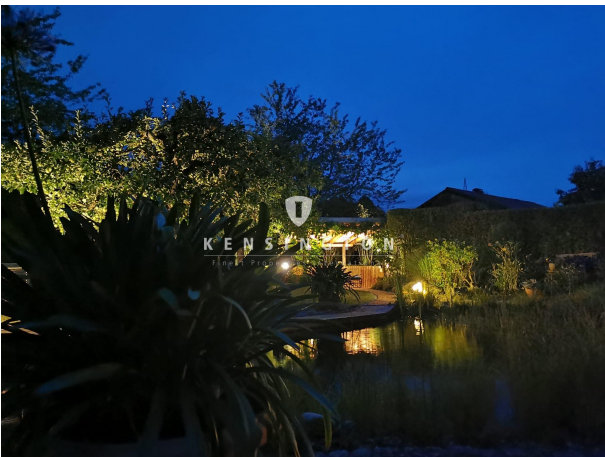
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