



**KENSINGTON**<sup>®</sup>

Finest Properties International



## general:

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<b>object number external:</b>	KBSW24078	<b>Date:</b>	29.10.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	1975
<b>place:</b>	03046 Cottbus	<b>living space:</b>	285,00 m <sup>2</sup>
<b>Total size of site:</b>	981,00 m <sup>2</sup>	<b>Number of Rooms:</b>	8,0
<b>Number of bedrooms:</b>	3,0	<b>Number of bathrooms:</b>	3,0
<b>number of parking spaces:</b>	3,0	<b>Condition:</b>	well maintained

## prices:

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<b>purchase price:</b>	649.000,00 €	<b>broker's fee:</b>	3,57 % inkl. 19% MwSt.
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## energy certificate:

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<b>type of energy ID:</b>	VERBRAUCH	<b>expiry date:</b>	2033-05-30
<b>age group:</b>	2014	<b>heating YOC:</b>	1975
<b>value class:</b>	B	<b>beaconing:</b>	oil
<b>primary energy sources:</b>	OEL	<b>energy consumption value:</b>	66.90 kWh/m <sup>2</sup> /a

## contact person:

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<b>company:</b>	Sven Rhein	<b>name:</b>	Sven Rhein
<b>street:</b>	Zehlendorfer Straße 21	<b>place:</b>	14513 Teltow
<b>phone:</b>	+49 (0) 3328 428 95 96	<b>fax number:</b>	+49 (0) 3328 428 95 98
<b>Email:</b>	berlinsw@kensington-international.com	<b>www:</b>	www.kensington-berlin.com

## Infrastructure:

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<b>Highway :</b>	7 km
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# images

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Haus Frontansicht



Hausansicht Garten



Flur



Wohnzimmer EG



Küche EG



Grundrisskizze EG





Balkon



Grundrisskizze DG



Bad



Grundrisskizze UG

