



**KENSINGTON**<sup>®</sup>

Finest Properties International



## general:

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|                                  |                               |                                  |                         |
|----------------------------------|-------------------------------|----------------------------------|-------------------------|
| <b>object number external:</b>   | Kensington_KHV_453            | <b>as from:</b>                  | 16.12.2024              |
| <b>usage:</b>                    | habitation                    | <b>marketing method:</b>         | purchase                |
| <b>property:</b>                 | House                         | <b>construction year:</b>        | 1995                    |
| <b>place:</b>                    | 30982 Pattensen / Schulenburg | <b>living space:</b>             | 225,00 m <sup>2</sup>   |
| <b>Floor space:</b>              | 180,00 m <sup>2</sup>         | <b>Total size of site:</b>       | 1.116,00 m <sup>2</sup> |
| <b>Number of Rooms:</b>          | 6,0                           | <b>Number of bedrooms:</b>       | 4,0                     |
| <b>Number of bathrooms:</b>      | 3,0                           | <b>Number of sep. bathrooms:</b> | 1,0                     |
| <b>number of parking spaces:</b> | 4,0                           | <b>Condition:</b>                | modernized              |

## prices:

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|                        |              |                      |                   |
|------------------------|--------------|----------------------|-------------------|
| <b>purchase price:</b> | 575.000,00 € | <b>broker's fee:</b> | 7,14% inkl. MwSt. |
|------------------------|--------------|----------------------|-------------------|

## energy certificate:

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|                                |           |                                  |                             |
|--------------------------------|-----------|----------------------------------|-----------------------------|
| <b>type of energy ID:</b>      | VERBRAUCH | <b>expiry date:</b>              | 2032-08-31                  |
| <b>age group:</b>              | 2014      | <b>heating YOC:</b>              | 2018                        |
| <b>value class:</b>            | B         | <b>beaconing:</b>                | gas                         |
| <b>primary energy sources:</b> | GAS       | <b>energy consumption value:</b> | 65.00 kWh/m <sup>2</sup> /a |

## contact person:

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|                 |                                 |               |  |
|-----------------|---------------------------------|---------------|--|
| <b>company:</b> | Finest Properties Hannover GmbH | <b>name:</b>  | Christopher Grein                              |
| <b>street:</b>  | Annenstraße 1                   | <b>place:</b> | 30171 Hannover                                 |
| <b>phone:</b>   | 01726743140                     | <b>Email:</b> | christopher.grein@kensington-international.com |

## Infrastructure:

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# images

Wohnzimmer\_EG\_I



Wohnzimmer\_EG\_II



Essen\_Küche\_EG



Küche\_EG\_I



Küche\_EG\_II



Schlafzimmer\_EG\_I



Schlafzimmer\_EG\_II



Bad\_EG\_I



Bad\_EG\_II



Flur\_EG\_I



Flur\_EG\_II



Terrasse



GästeWC



Hausflur\_I



Hausflur\_II



Wohnzimmer\_OG\_I



Wohnzimmer\_OG\_II



Wohnzimmer\_OG\_III



Küche\_OG\_I



Küche\_OG\_II



Schlafzimmer\_OG



Bad\_OG\_I



Bad\_OG\_II



Flur\_OG



Balkon



Spitzboden



Zimmer\_UG\_I



Zimmer\_UG\_II



Bad\_UG\_I



Bad\_UG\_II



Flur\_UG\_I



Flur\_UG\_II



Waschküche



Garten



Garage



Front\_II





Seitenansicht



Draufsicht\_I



Draufsicht\_II



Umgebung



Grundriss\_KG



Grundriss\_EG



Grundriss\_OG

