



**KENSINGTON**<sup>®</sup>

Finest Properties International



## general:

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<b>object number external:</b>	Kensington_KKOE_415	<b>as from:</b>	06.11.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	1969
<b>place:</b>	50859 Köln / Weiden	<b>living space:</b>	238,00 m <sup>2</sup>
<b>Floor space:</b>	90,00 m <sup>2</sup>	<b>Total size of site:</b>	991,00 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>	2,0
<b>Condition:</b>	groomed		

## prices:

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<b>purchase price:</b>	898.000,00 €	<b>broker's fee:</b>	4,76 inkl. MwSt
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## energy certificate:

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<b>type of energy ID:</b>	BEDARF	<b>expiry date:</b>	2034-03-04
<b>age group:</b>	2014	<b>heating YOC:</b>	1968
<b>value class:</b>	F	<b>beaconing:</b>	oil
<b>primary energy sources:</b>	OEL	<b>final energy demand:</b>	190.40 kWh/m <sup>2</sup> /a

## contact person:

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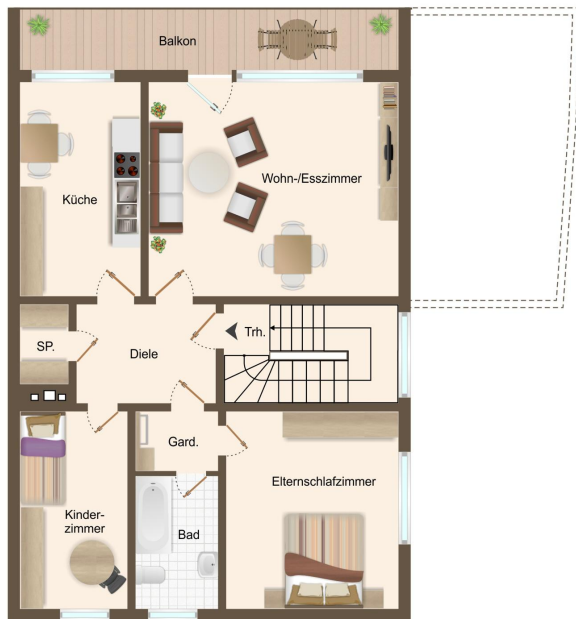
<b>company:</b>	Finest Properties Köln GmbH	<b>name:</b>	Louisa Przygodda
<b>street:</b>	Offenbachplatz 3	<b>place:</b>	50667 Köln
<b>phone:</b>	+49 170 50667 00	<b>Email:</b>	Louisa.przygodda@kensington-international.com

## Infrastructure:

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# images

## 1. Obergeschoss



## Dachgeschoss





DG Essbereich



DG Flur



DG Küche



DG Schlafzimmer



DG Wohn- Essbereich



DG Wohnzimmer



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Erdgeschoss



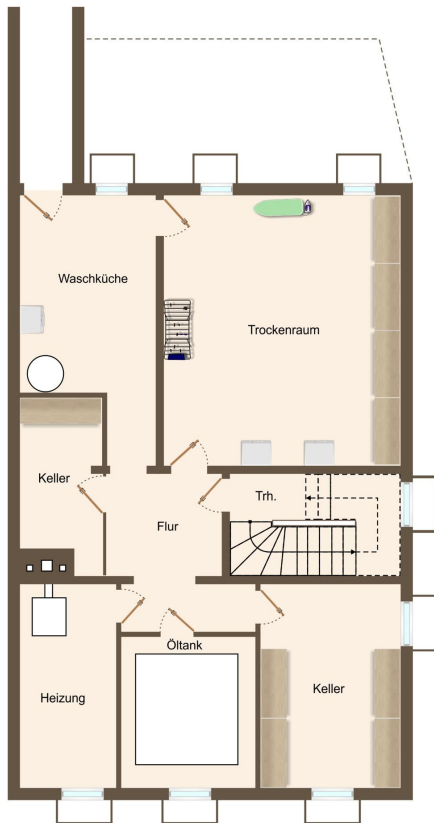
Frontansicht



Garten



Keller



Lageplan





Vogelperspektive

