



**KENSINGTON**<sup>®</sup>

Finest Properties International



## general:

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<b>object number external:</b>	Kensington_KKOE_416	<b>as from:</b>	08.01.2025
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	2016
<b>place:</b>	53757 Sankt Augustin / Hangelar	<b>living space:</b>	415,00 m <sup>2</sup>
<b>Floor space:</b>	108,00 m <sup>2</sup>	<b>Total size of site:</b>	1.388,00 m <sup>2</sup>
<b>Number of Rooms:</b>	8,0	<b>Number of bedrooms:</b>	5,0
<b>Number of bathrooms:</b>	4,0	<b>number of parking spaces:</b>	4,0
<b>Condition:</b>	as new		

## prices:

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**broker's fee:** 3,57% inkl. MwSt

## energy certificate:

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<b>type of energy ID:</b>	VERBRAUCH	<b>expiry date:</b>	2033-08-23
<b>age group:</b>	2014	<b>heating YOC:</b>	1960
<b>value class:</b>	D	<b>beaconing:</b>	gas, air heat pump
<b>primary energy sources:</b>	GAS	<b>energy consumption value:</b>	115.10 kWh/m <sup>2</sup> /a

## contact person:

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<b>company:</b>	Finest Properties Köln GmbH	<b>name:</b>	Louisa Przygodda
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<b>www:</b>	<a href="https://kensington-international.com/de/de/koeln">https://kensington-international.com/de/de/koeln</a>		

# Infrastructure:

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## images

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Eingangsbereich



Küche



Esszimmer



Fernsehzimmer





Wohnzimmer



Badezimmer



Badezimmer



Fitnessraum



Pool



Rückansicht



Grundstück



Template\_Titelbild\_2022

