



KENSINGTON[®]
Finest Properties International



general:

| | | | |
|----------------------------------|----------------------|----------------------------------|-----------------------|
| object number external: | Kensington_KLG_526 | as from: | 07.08.2024 |
| usage: | habitation | marketing method: | purchase |
| property: | House | construction year: | 2009 |
| place: | 21339 Lüneburg | living space: | 187,00 m ² |
| Floor space: | 36,00 m ² | Total size of site: | 615,00 m ² |
| Number of Rooms: | 5,0 | Number of bedrooms: | 3,0 |
| Number of bathrooms: | 1,0 | Number of sep. bathrooms: | 1,0 |
| number of parking spaces: | 2,0 | Condition: | as new |

prices:

| | | | |
|------------------------|--------------|----------------------|-------------------|
| purchase price: | 949.000,00 € | broker's fee: | 5,95% inkl. Mwst. |
|------------------------|--------------|----------------------|-------------------|

energy certificate:

| | | | |
|--------------------------------|-----------|----------------------------------|-----------------------------|
| type of energy ID: | VERBRAUCH | expiry date: | 2034-06-03 |
| age group: | 2014 | heating YOC: | 2009 |
| value class: | A+ | beaconing: | solar, geothermal |
| primary energy sources: | ERDWAERME | energy consumption value: | 17.90 kWh/m ² /a |

contact person:

| | | | |
|-----------------|--|---------------|--|
| company: | Finest Properties Lüneburg GmbH & Co. KG | name: | Annette Sparr |
| street: | Rathausplatz 20 | place: | 21365 Adendorf |
| phone: | +49 4131 221 00 00 | Email: | annette.sparr@kensington-international.com |
| www: | www.kensington-lueneburg.com | | |

Infrastructure:

Highway :

4 km

Airport at :

68 km

images

Wohnzimmer und Esszimmer



Offene Küche mit Essbereich



Wohnbereich



Wintergarten



Springbrunnen und Wasserbecken



Gartenanlage



Hausseite im Garten



Pool



Flurbereich im Erdgeschoss



Modernes Vollbad im Erdgeschoss



Gäste WC mit Dusche



Büro und Gästezimmer im Erdgeschoss



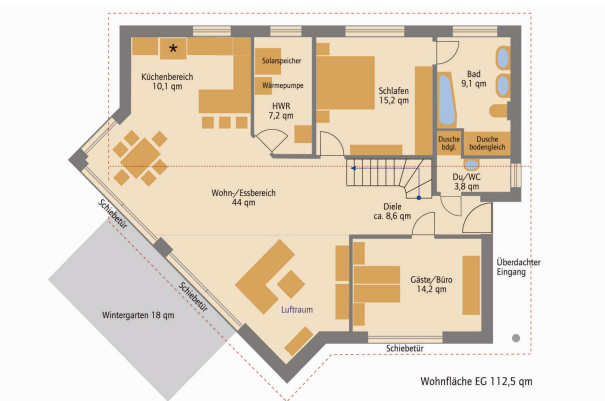
Balkonzimmer im Obergeschoss



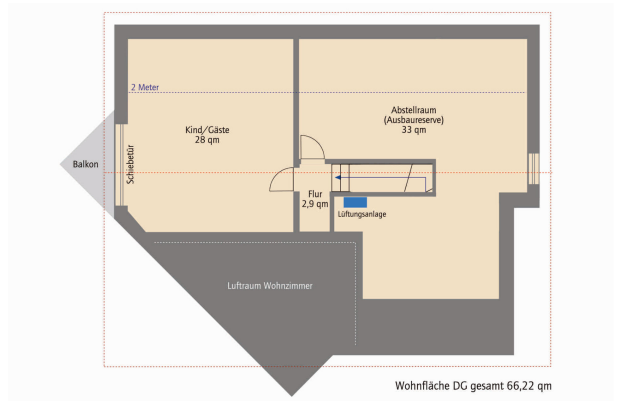
Hausansicht Strasse



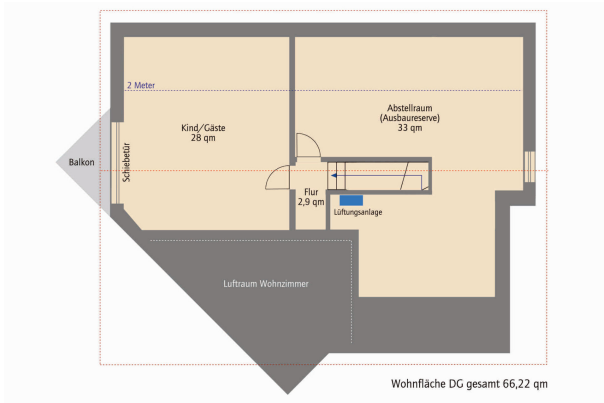
Grundriss Erdgeschoss



Grundriss Dachgeschoss



Grundriss Dachgeschoss



Grundriss Erdgeschoss

