



**KENSINGTON**<sup>®</sup>

Finest Properties International



## general:

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<b>object number external:</b>	Kensington_KLG_561	<b>as from:</b>	22.11.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	1973
<b>place:</b>	21385 Amelinghausen	<b>living space:</b>	155,00 m <sup>2</sup>
<b>Floor space:</b>	93,34 m <sup>2</sup>	<b>Total size of site:</b>	969,00 m <sup>2</sup>
<b>Number of Rooms:</b>	6,0	<b>Number of bedrooms:</b>	2,0
<b>Number of bathrooms:</b>	2,0	<b>number of parking spaces:</b>	3,0
<b>Condition:</b>	need renovation		

## prices:

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<b>purchase price:</b>	295.000,00 €	<b>broker's fee:</b>	3,57% inkl.Mwst.
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## energy certificate:

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<b>type of energy ID:</b>	BEDARF	<b>expiry date:</b>	2034-03-11
<b>age group:</b>	2014	<b>heating YOC:</b>	1973
<b>value class:</b>	H	<b>beaconing:</b>	oil
<b>primary energy sources:</b>	OEL	<b>final energy demand:</b>	325.90 kWh/m <sup>2</sup> /a

## contact person:

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<b>company:</b>	Finest Properties Lüneburg GmbH & Co. KG	<b>name:</b>	Annette Sparr
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## Infrastructure:

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Highway :

32 km

Airport at :

70 km

## images

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Blick Garten



Flur



Küche



Küche



Wohnzimmer zum Garten



Wohnzimmer



Esszimmer mit Kamin



Garten



Zugang zum Anbau



Wohnung Anbau



Küche Anbau



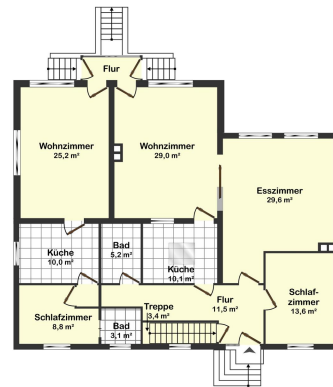
Bad Anbau



Tiefgarage und Carport am Haus



Grundriss Erdgeschoss



Grundriss Kellergeschoss

