



**KENSINGTON**<sup>®</sup>

Finest Properties International



## general:

---

<b>object number external:</b>	Kensington_KLK_492	<b>as from:</b>	15.01.2025
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	flat	<b>construction year:</b>	1993
<b>place:</b>	23611 Bad Schwartau	<b>living space:</b>	80,00 m <sup>2</sup>
<b>Number of Rooms:</b>	3,0	<b>Number of bedrooms:</b>	2,0
<b>Number of bathrooms:</b>	1,0	<b>number of parking spaces:</b>	1,0
<b>Condition:</b>	groomed		

## prices:

---

<b>purchase price:</b>	249.000,00 €	<b>house money:</b>	290,00 €
<b>broker's fee:</b>	3,57 % inkl. MwSt		

## energy certificate:

---

<b>type of energy ID:</b>	BEDARF	<b>expiry date:</b>	2029-09-03
<b>age group:</b>	2014	<b>heating YOC:</b>	1993
<b>value class:</b>	E	<b>beaconing:</b>	gas
<b>primary energy sources:</b>	GAS	<b>final energy demand:</b>	158.00 kWh/m <sup>2</sup> /a

## contact person:

---

<b>company:</b>	Finest Properties Lübecker Bucht GmbH	<b>name:</b>	Timo Klöfkorn
<b>street:</b>	Bäderstraße 24	<b>place:</b>	23626 Ratekau
<b>phone:</b>	04504 70 77 900	<b>fax number:</b>	04504 - 81 69 699
<b>Email:</b>	timo.kloefkorn@kensington-international.com	<b>www:</b>	www.kensington-luebecker-bucht.com

## Infrastructure:

---

Highway : 1 km  
Intercity train station at : 1 km

Bus at : 1 km

## images

---

Außenansicht Haus



Eingangsbereich mit Garage



Eingangsbereich



Wohnzimmer





Wohnzimmer



Wohnzimmer



Terrasse



Terrasse



Küche



Badezimmer





Badezimmer



Flur



Flur



Schlafzimmer



Schlafzimmer



Grundriss modern

