



**KENSINGTON**<sup>®</sup>

Finest Properties International



## general:

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|                                  |                       |                                  |                       |
|----------------------------------|-----------------------|----------------------------------|-----------------------|
| <b>object number external:</b>   | Kensington_KNE_149    | <b>as from:</b>                  | 19.05.2024            |
| <b>usage:</b>                    | habitation            | <b>marketing method:</b>         | purchase              |
| <b>property:</b>                 | House                 | <b>construction year:</b>        | 1984                  |
| <b>place:</b>                    | 41366 Schwalmtal      | <b>living space:</b>             | 124,00 m <sup>2</sup> |
| <b>Total size of site:</b>       | 421,00 m <sup>2</sup> | <b>Number of Rooms:</b>          | 4,0                   |
| <b>Number of bedrooms:</b>       | 3,0                   | <b>Number of bathrooms:</b>      | 1,0                   |
| <b>Number of sep. bathrooms:</b> | 1,0                   | <b>number of parking spaces:</b> | 1,0                   |
| <b>Condition:</b>                | groomed               |                                  |                       |

## prices:

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|                        |              |                      |                             |
|------------------------|--------------|----------------------|-----------------------------|
| <b>purchase price:</b> | 389.000,00 € | <b>broker's fee:</b> | 3,57 % inkl. 19% ges. MwSt. |
|------------------------|--------------|----------------------|-----------------------------|

## energy certificate:

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|                                |        |                             |                              |
|--------------------------------|--------|-----------------------------|------------------------------|
| <b>type of energy ID:</b>      | BEDARF | <b>expiry date:</b>         | 2024-12-05                   |
| <b>age group:</b>              | 2014   | <b>heating YOC:</b>         | 1984                         |
| <b>value class:</b>            | D      | <b>beaconing:</b>           | gas                          |
| <b>primary energy sources:</b> | GAS    | <b>final energy demand:</b> | 125.20 kWh/m <sup>2</sup> /a |

## contact person:

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|                 |                                  |               |   |
|-----------------|----------------------------------|---------------|---|
| <b>company:</b> | Finest Properties Rheinland GmbH | <b>name:</b>  | Andreas Franke                              |
| <b>street:</b>  | Hammfelddamm 4a                  | <b>place:</b> | 41460 Neuss                                 |
| <b>phone:</b>   | +492131 77660016                 | <b>Email:</b> | andreas.franke@kensington-international.com |

## Infrastructure:

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# images

Front



Diele



Küche



Gäste-WC



Wohnzimmer mit Blick zur Terrasse



Wohnzimmer mit Blick zum Kamin



Wohnzimmer mit Blick zum Kamin



Garten



Flur Obergeschoss



OG Schlafzimmer !



OG Schlafzimmer II



OG Schlafzimmer III



Bad mit Wanne und Dusche



Bad mit Wanne und Dusche



Erdgeschoss



Obergeschoss



Untergeschoss

