



KENSINGTON[®]

Finest Properties International



general:

| | | | |
|----------------------------------|-------------------------------------|-----------------------------|---------------------------------|
| object number external: | Kensington_KOL_115 | as from: | 04.04.2024 |
| usage: | habitation | marketing method: | purchase |
| property: | flat | construction year: | 1952 |
| place: | 31582 Nienburg (Weser) / Langendamm | living space: | 179,00 m ² |
| rentable space: | 149,45 m ² | Number of Rooms: | 6,0 |
| Number of bedrooms: | 4,0 | Number of bathrooms: | 2,0 |
| number of parking spaces: | 2,0 | Condition: | part / full renovation required |

prices:

| | | | |
|-------------------------------|--|------------------------|--------------|
| carport parking space: | 0,00 € | purchase price: | 150.000,00 € |
| broker's fee: | Käuferprovision: 3,57% inkl. 19% MwSt. | | |

energy certificate:

| | | | |
|--------------------------------|--------|-----------------------------|------------------------------|
| type of energy ID: | BEDARF | expiry date: | 2027-03-05 |
| age group: | 2014 | heating YOC: | 1952 |
| value class: | D | beaconing: | gas |
| primary energy sources: | GAS | final energy demand: | 125.00 kWh/m ² /a |

contact person:

| | | | |
|-----------------|--|---------------|--------------|
| company: | Finest Properties Oldenburg GmbH | name: | Nils Schulze |
| street: | Am Rickmers Park 10 | place: | 28359 Bremen |
| Email: | oldenburg@kensington-international.com | | |

Infrastructure:

images

Erdgeschoss



Obergeschoss



Dachgeschoss



KOL_115_Vorderansicht I**



KOL_115_Eingangsbereich



KOL_115_Küche



KOL_115_Garten II



KOL_115_Gartenblick



KOL_115_Seitlicher Gartenblick



KOL_115_Brunnen



KOL_115_Vorderansicht



KOL_115_Brunnen



KOL_115_Garten I



KOL_115_Flur**



KOL_115_Gartenblick**



KOL_115_Vorderansicht II**



KOL_115_Titelbild_Garten**



KOL_115_Titelbild_Forderansicht**



IMG_8729



IMG_8731



IMG_8732



KOL_115_Garten III**

