



KENSINGTON[®]
Finest Properties International



general:

object number external:	KPS2104	as from:	24.10.2024
usage:	habitation	marketing method:	purchase
property:	House	construction year:	1928
place:	14542 Werder (Havel)	living space:	224,00 m ²
Floor space:	427,00 m ²	Total size of site:	4.074,00 m ²
Number of Rooms:	7,5	Number of bedrooms:	4,0
Number of bathrooms:	2,0	number of parking spaces:	5,0
Condition:	as new		

prices:

purchase price:	595.000,00 €	broker's fee:	provision 3,57% (inkl. gesetzlicher MwSt.) des beurkundeten Kaufpreises
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energy certificate:

type of energy ID:	BEDARF	expiry date:	2031-07-06
age group:	2014	value class:	C
beaconing:	gas	primary energy sources:	GAS
final energy demand:	83.70 kWh/m ² /a		

contact person:

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Infrastructure:

Description:

Today we present you this wonderful property in Werder (Havel). The house, completed in 2021, is located in a location with very good connections to Berlin and Potsdam and can be occupied at short notice.

This detached house has approx. 224 m² of living space, divided into a total of 7.5 rooms with 2 high-quality equipped bathrooms and a modern kitchen.

A combination of living and working is quite conceivable due to the spatial conditions. The high number of rooms offers space for any ideas to design the living space according to your wishes. Equipped with modern bathrooms, a modern kitchen and several fireplaces, the offered property is an absolute eye-catcher for young and old.

For further information we look forward to hearing from you.

Location:

Werder was founded as early as 1623 and since then it has delighted residents and visitors every day with its historic townscape.

Situated south of Potsdam in the district of Potsdam-Mittelmark, the small town with about 27,000 inhabitants is excellently connected to Berlin and Potsdam by regional train or also by the A10.

The train station Werder (Havel) is about 10 minutes away by car. There you have a direct connection to Potsdam by the RE1 and in the further course to the capital to stops like Berlin-Charlottenburg, Berlin-Hauptbahnhof or Berlin-Ostkreuz.

Only a few 100 meters from the property is the bus stop of the line 635, which takes you directly into the city center of Werder.

Idyllic Havel lakes, such as the Glindower See and the Schwielowsee are located around Werder, which makes this place attractive for any form of water sports. However, not only water sports enthusiasts can benefit from the beautiful lakes, but also those seeking tranquility or swimming.

Shops for daily needs as well as the distinctive infrastructure in the health sector are further important factors for the place Werder.

Equipment description:

GROUND FLOOR

- Kitchen with dining area
- shower room
- storeroom
- fireplace room
- HWR
- office
- full bath
- bedroom

UPPER FLOOR

- studio
- Living room with fireplace

ROOF FLOOR

- Bedroom
- guest room
- roof terrace

EXTERIOR

- 5x parking spaces
- Swimming pool
- Terrace

Other information:

Our offers are subject to change and non-binding. The information is based on statements of the seller. Errors and prior sale are expressly reserved. The brokerage contract with us and/or our agent is concluded by written agreement or by the use of our brokerage services on the basis of the property exposé and its conditions.

We ask for your understanding that we only provide detailed information after you have sent us your complete address and contact details.

You will find further interesting objects on our company homepage: www.kensington-potsdam.com as well as on www.kensington-international.com.

We offer owners a FREE valuation of their property.

images

Luftbild



Frontansicht + Stellplätze



Flur



Küche



Küche



Küche mit Gartenblick



Gäste Bad



Kaminzimmer



Schlafzimmer



Master Bad



Büro



Galerie



Galerie



Galerie



Wohnzimmer



Wohnzimmer



Schlafzimmer 2



Dachterrasse



Terrasse



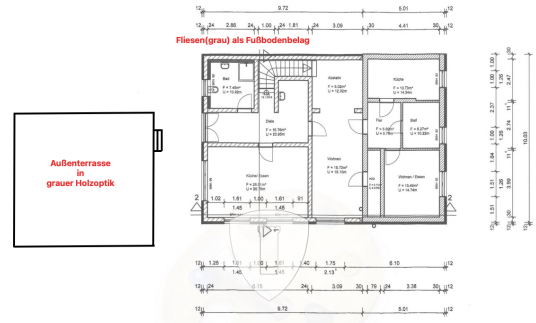
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Luftbild

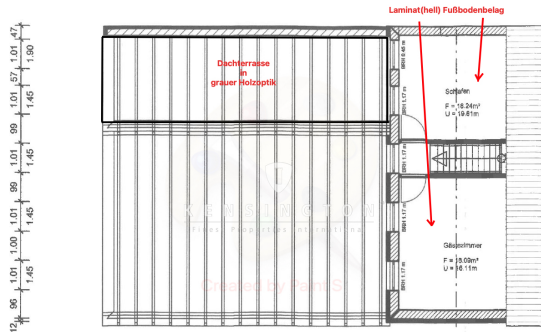


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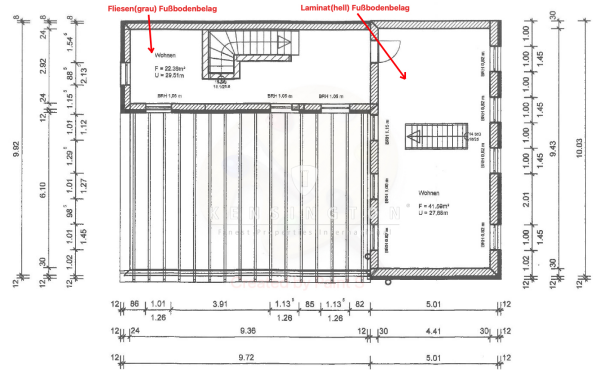


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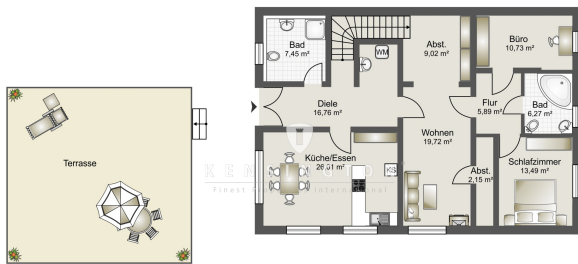
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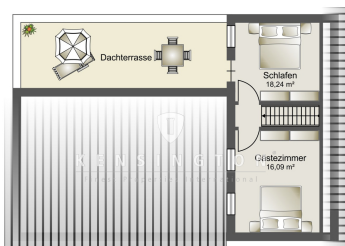
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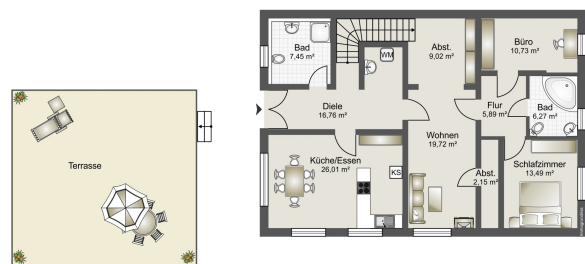
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