

Neuss / Helpenstein – Helpenstein

# Modern detached house with granny annexe, great views, pure tranquillity!

*Property ID: 25013074*



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**PURCHASE PRICE: 1.190.000 EUR • LIVING SPACE: ca. 209,61 m<sup>2</sup> • ROOMS: 5 • LAND AREA: 903 m<sup>2</sup>**

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## At a glance

Property ID	25013074
Living Space	ca. 209,61 m <sup>2</sup>
Roof Type	Gabled roof
Rooms	5
Bedrooms	4
Bathrooms	3
Year of construction	2009
Type of parking	2 x Outdoor parking space, 1 x Garage

Purchase Price	1.190.000 EUR
Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Condition of property	Like new
Usable Space	ca. 128 m <sup>2</sup>
Equipment	Terrace, Guest WC, Sauna, Fireplace, Garden / shared use, Built-in kitchen, Balcony

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## Energy Data

Energy Source	Air-to-water heat pump	Energy Certificate	Energy demand certificate
Power Source	Air-to-water heat pump	Final Energy Demand	49.70 kWh/m²a
		Energy efficiency class	A
		Year of construction according to energy certificate	2010



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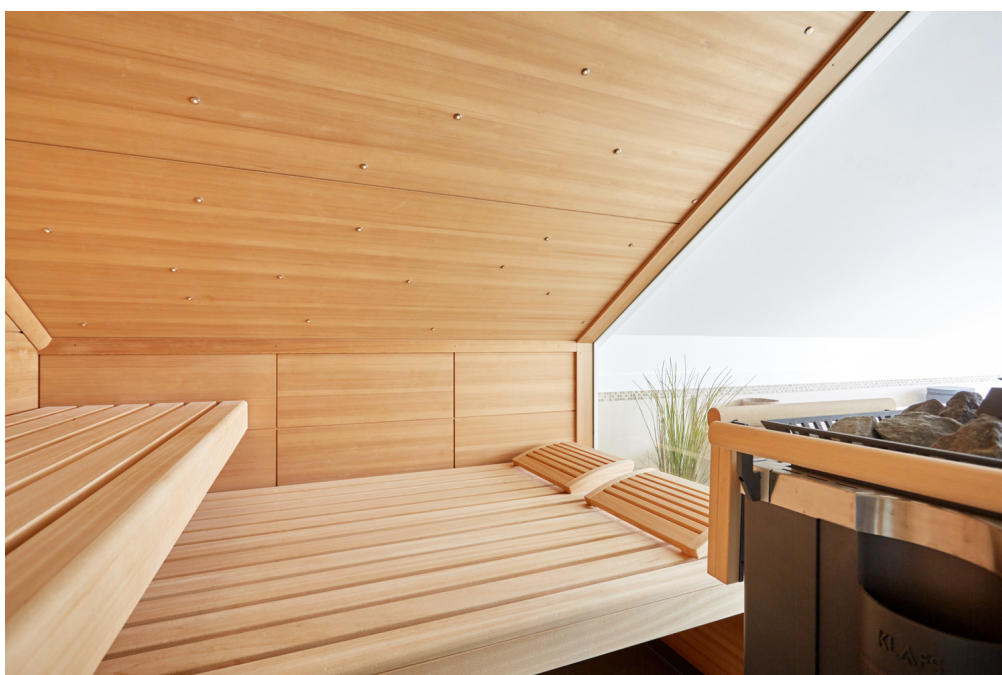
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## A first impression

Spacious home with fireplace and wonderful terrace landscape with a view of the nature reserve.

This spacious detached house, which was completed in 2009, offers a living space of approx. 209 m<sup>2</sup> and is situated on a south-west-facing plot of approx. 903 m<sup>2</sup>. The property impresses with its well-kept and modern furnishings, as well as the light-flooded rooms, which create a pleasant living ambience thanks to floor-to-ceiling windows. The furnishings are of a high quality, which is reflected in the materials used and the special design.

The entrance area and the first floor have an attractive granite floor, which gives the house a special elegance. Hard-wearing vinyl parquet flooring has been laid in the basement, while high-quality carpeting on the upper floor ensures comfortable coziness. The bright living area offers a cozy atmosphere thanks to a fireplace and is ideal for relaxing evenings with the family.

The room layout is well thought-out and spacious: The house comprises a total of five rooms, four of which are bedrooms, providing ample space for a family or guests. There are also three modern bathrooms to further enhance the comfort of living. There is also a balcony on the second floor, which offers a lovely option for relaxing hours outdoors.

Particularly noteworthy is the large terrace, which not only offers additional outdoor space, but also impresses with an appealing view. The garden can be accessed via the attached garage, creating an ideal connection between the indoor and outdoor areas. A separate granny annexe with its own access also offers flexible usage options, whether as guest accommodation or a workspace.

The quiet location of the house ensures a pleasant living atmosphere and contributes to the high quality of life. Despite the idyllic surroundings, it is very well connected to city life and the infrastructure, making shopping and errands quick and easy.

In summary, this detached house with its generous living space, flexible room layout and high-quality fittings offers the best conditions for sophisticated living at a high level. A viewing of this well-maintained property is well worthwhile to discover the full extent of what it has to offer and its possibilities. For further information or to arrange a viewing appointment, please do not hesitate to contact us at any time.

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## Details of amenities

Fireplace

Large terrace with great views

Garage with access to the garden

Granny annexe with separate access

Balcony on the second floor

Floor-to-ceiling windows

Very bright house

Granite flooring in the entrance area and on the first floor

Vinyl parquet in the basement

Carpet on the upper floor

quiet and idyllic location

spacious layout

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## All about the location

Helpenstein is a district in the south of Neuss, North Rhine-Westphalia, and belongs to the district of Neuss-Süd. The location is characterized by a quiet, predominantly residential environment, which is characterized by both residential areas and some smaller commercial areas.

The neighborhood is criss-crossed by green areas that ensure a good quality of life. There are both smaller stores and larger shopping centers in the immediate vicinity that cater to daily needs. Helpenstein borders on other districts such as Speck and Holzheim and is well integrated into Neuss's transport network due to its location.

Its proximity to the A57 highway provides quick access to surrounding cities such as Düsseldorf and Cologne. There are also good bus connections linking Helpenstein with Neuss city center and other important areas. This makes the district attractive for both commuters and families who appreciate good connections to the surrounding area.

The quiet yet well-connected location makes Helpenstein a popular residential area for people looking for a good balance between urban life and living close to nature.

### Kindergartens:

Kindergarten Holzheim Martinstraße 19-21, 41472 Neuss  
Kindergarten St. Martinus Kreitzstraße 50, 41472 Neuss  
Kindergarten St. Peter Hafenstraße 29, 41460 Neuss  
Kindergarten St. Marien Marienstraße 10, 41460 Neuss  
Kindergarten Kreuzschule Sternstraße 43-45, 41460 Neuss

### Elementary school:

Martinus-Schule Holzheim (municipal community elementary school) Martinstraße 19-21, 41472 Neuss  
Kreuzschule (municipal community elementary school) Sternstraße 43-45, 41460 Neuss  
Münsterschule (municipal Catholic elementary school) Hafenstraße 29, 41460 Neuss  
Martin Luther School (municipal Protestant elementary school) Sternstraße 45, 41460 Neuss  
Leoschule (municipal community elementary school) Am Kivitzbusch 30, 41462 Neuss



Secondary schools:

Quirinus-Gymnasium Neuss Am Obertor 1, 41460 Neuss

Nelly-Sachs-Gymnasium Uhlstraße 2, 41462 Neuss

Alexander-von-Humboldt-Gymnasium Kölner Straße 2, 41462 Neuss

Marienberg Grammar School Marienstraße 10, 41460 Neuss

Janusz Korczak Comprehensive School Hafenstraße 29, 41460 Neuss

Shopping facilities:

REWE Center Hammer Landstraße 19, 41460 Neuss

Edeka Center Neumarkt 10, 41460 Neuss

Neumarkt-Galerie Neumarkt 10, 41460 Neuss

Karstadt department store Kölner Straße 180, 41462 Neuss

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## Other information

Es liegt ein Energiebedarfsausweis vor.

Endenergiebedarf beträgt 49.70 kwh/(m<sup>2</sup>\*a).

Wesentlicher Energieträger der Heizung ist Luft/wasser Wärmepumpe.

Das Baujahr des Objekts lt. Energieausweis ist 2010.

Die Energieeffizienzklasse ist A.

On request, we will be happy to send you a detailed exposé with further information, a floor plan and a site plan or answer your initial questions by telephone!

Thank you, we look forward to your inquiry or your call!

Brokerage contract: You conclude a brokerage contract with VON POLL IMMOBILIEN if you use the services of VON POLL IMMOBILIEN with knowledge of the commission obligation.

Commission: If you conclude a purchase contract that is attributable to the activities of VON POLL IMMOBILIEN, you as the buyer must pay the standard local commission to VON POLL IMMOBILIEN GmbH. The commission is due when the purchase contract becomes effective.

Right of withdrawal: Your right of withdrawal is regulated in § 355 of the German Civil Code (BGB) and protects you as a consumer from contractual conditions. As a consumer, you have the right, under certain conditions, to withdraw from a contract that has already been concluded within the statutory periods by declaring your withdrawal.

MONEY LAUNDERING: As a real estate brokerage company, von Poll Immobilien GmbH is obliged under § 1, 2 para. 1 no. 10, 4 para. 3 of the Money Laundering Act (GwG) to establish and verify the identity of the contractual partner before establishing a business relationship. For this purpose, it is necessary for us to record the relevant data of your identity card - for example by means of a copy. The Money Laundering Act (GwG) stipulates that the broker must keep the copies or documents for five years.

### OUR SERVICE FOR YOU AS THE OWNER:

If you are planning to sell or let your property, it is important for you to know its market value. Have the current value of your property professionally assessed by one of our real estate specialists free of charge and without obligation. Our nationwide and international network enables us to bring sellers or landlords and interested parties together in the best

possible way.

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## Contact partner

For further information, please contact your contact person:

Claudia Brakonier & Marius Grumbt

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*To the Disclaimer of von Poll Immobilien GmbH*

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