

Tübingen / Hagelloch

# Lukratives 4-Familien-Haus, Kapitalanlage oder zum Aufteilen

*Property ID: 23349012*



**PURCHASE PRICE: 1.096.000 EUR • LIVING SPACE: ca. 299 m<sup>2</sup> • ROOMS: 12 • LAND AREA: 664 m<sup>2</sup>**

Property ID: 23349012 - 72070 Tübingen / Hagelloch

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## At a glance

|                      |   |
|----------------------|---|
| Property ID          | 23349012                                |
| Living Space         | ca. 299 m²                              |
| Roof Type            | Pitched roof                            |
| Rooms                | 12                                      |
| Bedrooms             | 8                                       |
| Bathrooms            | 5                                       |
| Year of construction | 1976                                    |
| Type of parking      | 2 x Car port, 3 x Outdoor parking space |

|                               |   |
|-------------------------------|---|
| Purchase Price                | 1.096.000 EUR   |
| Commission                    | Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises |
| Modernisation / Refurbishment | 2019  |
| Condition of property         | Well-maintained   |
| Construction method           | Solid   |
| Usable Space                  | ca. 125 m²  |
| Equipment                     | Terrace, Guest WC, Garden / shared use, Built-in kitchen, Balcony         |

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## Energy Data

|                                |                 |
|--------------------------------|-----------------|
| Type of heating                | Central heating |
| Energy Source                  | Oil             |
| Energy certificate valid until | 24.02.2030      |
| Power Source                   | Oil             |

|  |                                |
|--|--------------------------------|
| Energy Certificate                                   | Energy consumption certificate |
| Final energy consumption                             | 115.00 kWh/m²a                 |
| Energy efficiency class                              | D                              |
| Year of construction according to energy certificate | 1976                           |



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## The property



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Zahlreiche weitere Bilder, Grundrisse,  
die Adresse und Informationen erhalten  
Sie nach der Anfrage im ausführlichen  
Exposé

# VPI

Reutlingen - Tübingen

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## A first impression

+++ Please understand that we can only answer inquiries with COMPLETE personal details (complete address, telephone number and e-mail) +++

This well-kept and modernized 4-family house is situated in a beautiful panoramic location in Tübingen-Hagelloch.

The property was built by an architect in 1976. Thanks to constant renovation and maintenance measures, the property is in a well-kept condition. In 2009 and 2019, parts of the house such as kitchens, bathrooms and parts of the electronics were renewed. Floors were also replaced and painting work carried out.

In addition to the four main apartments, the property has another converted area in the basement, which can be used for a variety of purposes. All residential units in the property have a separate entrance. Three of the four residential units are currently let. Due to the sale, the vacant apartment was deliberately not re-let.

The property has 2 carport parking spaces and 3 outdoor parking spaces. The property's oil heating system dates from 2008.

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## Details of amenities

- 4 apartments
- further adjoining rooms
- Oil heating from 2008
- 2 carport parking spaces
- 3 outdoor parking spaces



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## All about the location

Hagelloch, a picturesque district of the university town of Tübingen, offers an idyllic residential location close to nature. Hagelloch is well connected via the L370 country road and regular bus connections, meaning that Tübingen city center as well as the B28 and A81 are easily accessible. For families, there is an elementary school and kindergartens in the area.

Stores for daily needs can be found in the center of Hagelloch. There are plenty of leisure activities on offer: Walks, hikes and bike tours in the surrounding forests and fields as well as various clubs and the nearby outdoor pool in Tübingen offer numerous options for recreation and active leisure activities.

Hagelloch is an attractive and family-friendly district of Tübingen, which impresses with its idyllic location, proximity to nature and good infrastructure. The harmonious combination of rural tranquillity and urban proximity makes Hagelloch an ideal place to live for families, couples and individuals looking for a high quality of life in a charming environment.

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## Other information

Es liegt ein Energieverbrauchsausweis vor.  
Dieser ist gültig bis 24.2.2030.  
Endenergieverbrauch beträgt 115.00 kwh/(m²\*a).  
Wesentlicher Energieträger der Heizung ist Öl.  
Das Baujahr des Objekts lt. Energieausweis ist 1976.  
Die Energieeffizienzklasse ist D.

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possible way.



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## Contact partner

For further information, please contact your contact person:

Werner Enzmann

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*To the Disclaimer of von Poll Immobilien GmbH*

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