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HOUSE · BUY · PROPERTY REF. 318600

A capital investment in a central location!

38350 Helmstedt · · exact address on request

66.000 € Purchase price

Exposé as PDF

ROOMS	LIVING SPACE	PLOT
4	200 m²	171 m²

All details at a glance

Property ref.	3186oo
Property type	House
Property types	House
Marketing type	For sale

Purchase price	66.000 €
Commission	€6,000 including VAT. The commission is due upon notarisation of the purchase agreement.
Address	38350 Helmstedt
Rooms	4
Living space	200 m^2
Plot	171 m^2
Balcony/terrace	No
Lift	No
Parking space	No
Floors in the house	3
Online since	2.9.2026
Last updated	22.9.2026

Features

Partial basement beneath the front building, barrel vaulting, natural stone, solid staircase accessed via the stairwell.

Facade: Exterior walls predominantly clad; upper gable sections feature old brick hanging tiles; remaining surfaces mostly finished with a Gebrik cladding system.

Windows: Predominantly PVC windows with insulated glazing, some older-style wooden windows.

Roof: Steep pitched roof with roof structures (dormer with gable extension, roof dormers), concrete roof tile covering.

Gutters: Zinc sheet roof drainage.

Chimney: One chimney stack per building above the roof, with Eternit cladding on the front building.

Heating: Night storage heaters.

Sanitary facilities: Simple bathrooms, predominantly shower rooms, tiled, with WC and washbasin; hot water supplied decentrally via electric boiler or electric instantaneous water heater; a separate bathroom with tub on the ground floor (not assigned to any unit).

Electrics: Meter panel of older standard, some new sub-distribution boards, surface-mounted and flush-mounted installation.

Staircases: Wooden floor staircases.

Doors: Exterior doors: Frame doors, single-leaf, wood or aluminium with glazed sections.

Interior doors: Lined doors, simple designs of varying types.

The small, irregularly shaped plot is almost fully built up. The buildings are in a condition consistent with their age. Visible distortions in the facade cladding are apparent.

Description

The house stands on a plot of approximately 171 m^2 and comprises four apartments with a total area of approximately 200 m^2.
Ancillary space on the ground floor of the side and rear building, no floor area specified.
Utilities: water, electricity, and wastewater connected to the public mains. The water and electricity supplies have been newly installed. Heating still needs to be completed.

The residentially used plot is oriented eaves-side and is built with a 3-storey residential building with standing masonry facing Ziegenmarkt, including a converted attic storey. The building, which also serves as the end house of a closed row of houses, features a 2-storey rear extension. The side and rear buildings are used residentially on the upper floor, while the ground floor contains storage rooms and circulation areas. The building and boundary wall enclose a small paved courtyard. The plot is accessed via the street; vehicular access is not possible, and the entrance to the house is located in the side building.

The plot falls within the scope of a legally binding land-use plan designating it as a "mixed-use area" and is classified as part of the inner development area pursuant to Section 34 of the German Building Code (BauGB). The property is listed as a heritage-protected building.

Energy certificate (mandatory disclosures under the German Buildings Energy Act, GEG)

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Energy efficiency class –

Certificate type	Energy source	Heating system year
–	–	–

Year of construction
–

Location

Helmstedt is the county town of the Helmstedt district in Lower Saxony.
The town lies between the Elm and Lappwald hills, approximately 40 km east of Braunschweig, on the border with Saxony-Anhalt. Helmstedt can be reached via the A2 motorway, which runs in close proximity and has three junctions (exits 61–63). Since 2005, the B1 federal road has bypassed the town in an east-west direction. The B244 and B245a approach the town from the north and south respectively.
During the division of Germany, this was the location of the most important border crossing (Helmstedt checkpoint) between the Federal Republic of Germany and the GDR on the A2, as well as the western endpoint of one of the transit routes to West Berlin.
The small, almost fully built-up plot forms a corner site at Albrechtsstrasse/Ziegenmarkt. Both streets are local access roads in the northern town centre, with Ziegenmarkt being one-way only. The surrounding development consists of closed 2- to 3-storey buildings in a closed construction style, some incorporating retail units. The town centre with its market square and town hall can be reached on foot within a few minutes.

Cancellation policy & right of withdrawal

Cancellation policy

If a brokerage contract is concluded, consumers have the following right of withdrawal:

Right of withdrawal

You have the right to withdraw from this brokerage contract within fourteen days without giving any reason.

The withdrawal period will expire after fourteen days from the day of the conclusion of the contract.

To exercise the right of withdrawal, you must inform us (L&B Immobiliya EuRuS GmbH, Frankfurter Allee 18, 10247 Berlin, Tel.: +49 30 762 149 75, E-Mail: info@immobiliya.de) of your decision to withdraw from this contract by an unequivocal statement (e.g. a letter sent by post or an email). You may use the attached model withdrawal form, but it is not obligatory.

To meet the withdrawal deadline, it is sufficient for you to send your communication concerning your exercise of the right of withdrawal before the withdrawal period has expired.

Effects of withdrawal

If you withdraw from this contract, we shall reimburse to you all payments received from you, including the costs of delivery (with the exception of the supplementary costs resulting from your choice of a type of delivery other than the least expensive type of standard delivery offered by us), without undue delay and in any event not later than fourteen days from the day on which we are informed about your decision to withdraw from this contract. We will carry out such reimbursement using the same means of payment as you used for the initial transaction, unless you have expressly agreed otherwise; in any event, you will not incur any fees as a result of such reimbursement.

If you requested to begin the performance of services during the withdrawal period, you shall pay us an amount which is in proportion to what has been provided until you have communicated to us your withdrawal from this contract, in comparison with the full coverage of the contract.

End of cancellation policy

German original

Widerrufsbelehrung

Im Falle eines zustande kommenden Maklervertrages haben Verbraucher das folgende Widerrufsrecht:

Widerrufsrecht

Sie haben das Recht, binnen vierzehn Tagen ohne Angabe von Gründen den Maklervertrag zu widerrufen.

Die Widerrufsfrist beträgt vierzehn Tage ab dem Tag des Vertragsabschlusses.

Um Ihr Widerrufsrecht auszuüben, müssen Sie uns (L&B Immobiliya EuRuS GmbH, Frankfurter Allee 18, 10247 Berlin, Tel.: +49 30 762 149 75, E-Mail: info@immobiliya.de) mittels einer eindeutigen Erklärung (z. B. ein mit der Post versandter Brief oder eine E-Mail) über Ihren Entschluss, diesen Vertrag zu widerrufen, informieren. Sie können dafür das beigefügte Muster-Widerrufsformular verwenden, das jedoch nicht vorgeschrieben ist.

Zur Wahrung der Widerrufsfrist reicht es aus, dass Sie die Mitteilung über die Ausübung des Widerrufsrechts vor Ablauf der Widerrufsfrist absenden.

Folgen des Widerrufs

Wenn Sie diesen Vertrag widerrufen, haben wir Ihnen alle Zahlungen, die wir von Ihnen erhalten haben, einschließlich der Lieferkosten (mit Ausnahme der zusätzlichen Kosten, die sich daraus ergeben, dass Sie eine andere Art der Lieferung als die von uns angebotene, günstigste Standardlieferung gewählt haben), unverzüglich und spätestens binnen vierzehn Tagen ab dem Tag zurückzuzahlen, an dem die Mitteilung über Ihren Widerruf dieses Vertrags bei uns eingegangen ist. Für diese Rückzahlung verwenden wir dasselbe Zahlungsmittel, das Sie bei der ursprünglichen Transaktion eingesetzt haben, es sei denn, mit Ihnen wurde ausdrücklich etwas anderes vereinbart; in keinem Fall werden Ihnen wegen dieser Rückzahlung Entgelte berechnet.

Haben Sie verlangt, dass die Dienstleistungen während der Widerrufsfrist beginnen soll, so haben Sie uns einen angemessenen Betrag zu zahlen, der dem Anteil der bis zu dem Zeitpunkt, zu dem Sie uns von der Ausübung des Widerrufsrechts hinsichtlich dieses Vertrags unterrichten, bereits erbrachten Dienstleistungen im Vergleich zum Gesamtumfang der im Vertrag vorgesehenen Dienstleistungen entspricht.

Ende der Widerrufsbelehrung

More photos

Image 2

Image 3

Image 4

Image 5

Image 6

Image 7

Image 8

Image 9

YOUR CONTACT PERSON

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