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SONSTIGE · BUY · PROPERTY REF. 6993UU

House with outbuilding on three plots in Coswig (Anhalt) – living and working

06862 Coswig Anhalt · Jeber-Bergfrieden · exact address on request

79.000 € Purchase price

Exposé as PDF

LIVING SPACE	PLOT	YEAR BUILT
360 m²	2.285 m²	1920

All details at a glance

Features

Building 1:
• Ground floor: The ground floor comprises office and service rooms totalling 160 m^2 (6 rooms, 1 WC, 3 entrances), as well as an extension attached to the main building of 70 m^2, ideal for commercial use.
• Upper floor: A spacious 4-room apartment (110 m^2), bright and with views of the town and forest, has its own entrance and offers the possibility of immediate registration as a primary residence.
• Basement: The basement has a ceiling height of 2.4–2.7 m and provides additional storage space.
• Attic: The attic is generously sized and is perfectly suited for conversion into a loft apartment.
• Features: The building is equipped with a new electrical supply and water connections. The heating system requires renovation, but repairs have already begun (including new plumbing installations and PVC windows).
Building 2:
• A separate building used as a garage with an adjoining utility room. The total area is 65 m^2 and provides additional storage space as well as possibilities for various commercial purposes.
The property is not listed as a protected monument and has stove heating.
This property offer provides an excellent location in a quiet yet well-connected village with diverse usage options for both private and commercial purposes. Whether as a residence or a commercial property – here you will find ample space and potential for your ideas. Don't hesitate to take a closer look at this rare opportunity!

Description

On offer is a unique property opportunity: two buildings (360 m^2 + 65 m^2) situated on three adjoining plots with a total area of 2,283 m^2 (partially subject to registered easements in favour of the town). This property offers a wide range of usage options, both for residential purposes and for commercial activities.

The building is estimated to have been constructed in 1920. The most recent renovations took place in the 1980s. The current running costs amount to approximately EUR 60/month (water and sewage connection), and property tax amounts to approximately EUR 250/quarter.

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
1920

Location

Location and transport links: The property is situated in an idyllic location in the district of Lutherstadt Wittenberg, Saxony-Anhalt, right at the entrance to the popular Fläming Nature Park. A kindergarten and a primary school are located in the vicinity. The proximity to major cities such as Berlin (90 km), Halle (60 km) and Leipzig (70 km) is perfectly complemented by excellent transport connections via the A9 motorway (9 km away). In addition, there is a regional train service running hourly between 06:00 and 22:00 to Berlin and Leipzig. Ample parking, bicycle racks and a bus stop are available in front of the building.

Surroundings: The nearest towns are Dessau-Roßlau (15 km), Coswig (15 km), Zerbst (20 km) and Lutherstadt Wittenberg (35 km), all easily accessible by regular bus connections, including school buses.

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@internationale-immobilienvermittlung.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@internationale-immobilienvermittlung.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

Image 10

YOUR CONTACT PERSON

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