

Exposé

Doppelhaushälfte in Brunnthal

Semi-Detached House in Woodland Location - Private Sale - No Commission



Objekt-Nr. OM-434469

Doppelhaushälfte

Verkauf: **1.120.000 €**

85649 Brunnthal
Bayern
Deutschland

| | |
|-------------------|-----------------------|
| Baujahr | 1975 |
| Grundstücksfläche | 516,00 m ² |
| Etagen | 3 |
| Zimmer | 6,00 |
| Wohnfläche | 200,00 m ² |
| Energieträger | Öl |

| | |
|-------------|-------------------|
| Übernahme | Nach Vereinbarung |
| Zustand | gepflegt |
| Garagen | 1 |
| Stellplätze | 1 |
| Heizung | Zentralheizung |
| | |

Exposé - Beschreibung

Objektbeschreibung

This spacious semi-detached house is located in a quiet woodland setting in the southeast of Munich. It offers approx. 200 m² of living space on a sunny and private plot of approx. 516 m².

Situated only approx. 21 km from Munich's city centre (Marienplatz), the property combines natural surroundings with excellent accessibility to workplaces and the Munich Airport.

A distinctive feature of the house is its authentic Bavarian wood interior with characteristic wall and ceiling elements – a property with atmosphere and unique charm.

- Approx. 516 m² plot size
- Well-maintained garden at the front and rear of the house
- Terrace, covered outdoor seating area and private outdoor spaces
- Garage for two vehicles
- Additional outdoor parking space

The property offers privacy and generous outdoor space while remaining manageable in maintenance.

- Built in 1975
- Solid construction
- 3 floors
- 6 rooms

Ground Floor:

- Spacious living and dining area with direct access to the terrace
- Dining area with practical serving hatch to the kitchen
- Traditional Bavarian "Stube" as the heart of the house

First Floor:

- Quiet bedrooms
- Separate office/study – ideal for home office or freelance work

Top Floor:

- Studio with approx. 54 m²
- Bathroom with shower/WC

Basement:

- Comfortably furnished hobby room with generous storage space
- Utility and storage rooms

The layout allows for modern living concepts with a clear separation between residential and working areas.

Ausstattung

Fußboden:

Parkett, Teppichboden, Sonstiges (s. Text)

Weitere Ausstattung:

Balkon, Terrasse, Garten, Keller, Vollbad, Duschbad, Einbauküche, Gäste-WC, Kamin

Sonstiges

Experience the space, atmosphere and location in person during a viewing.

- Detailed exposé available upon request
- Viewing by appointment
- All relevant property documents available
- Additional documentation and certificates can be provided
- We look forward to hearing from you

We are happy to answer your questions.

Lage

- Quiet residential street with pleasant neighbourhood
- Direct proximity to woodland
- Approx. 21 km to Munich city centre
- Fast access to A8 and A99 motorways
- Excellent public transport connections
- Well-developed road network within the Greater Munich area
- Good accessibility to Munich Airport and surrounding areas
- Shops, doctors and schools nearby

Here nature, tranquillity, and mobility, are ideally combined.

Infrastruktur:

Apotheke, Lebensmittel-Discount, Allgemeinmediziner, Kindergarten, Grundschule, Hauptschule, Realschule, Gymnasium, Öffentliche Verkehrsmittel

Exposé - Energieausweis

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|------------------------|-------------------------------|
| Energieausweistyp | Bedarfsausweis |
| Erstellungsdatum | ab 1. Mai 2014 |
| Endenergiebedarf | 252,80 kWh/(m ² a) |
| Energieeffizienzklasse | H |

Exposé - Galerie



Living Room

Exposé - Galerie



Terrace with open fireplace