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Buy or sell a French property. No estate agency fees to pay...



There are no agency fees.

7 bedrooms and 4 bath/shower rooms

No enquiries from estate agents please!

High specification

Own forest and lake access

Easy access to central Berlin



Berlin, Germany
Ref 10219

€1,590,000

A spacious, character property in Berlin, with nearly 1 hectare of forest and by a beautiful lake! A very rare opportunity to buy a spacious character house in Berlin-Kladow with about 1 hectare of land near two of the most picturesque lakes, private access to one of them and only 15 mins. drive to the centre of Berlin. The property is on approximately two and a half acres (just under 1 hectare) of grounds in a very tranquil setting.

This spacious character property has about 300 m2 of living space and an extra 90 m2 of basement and 20 m2 of utility area. Built in the late 1920s, it is surrounded by garden which leads on to its own protected natural forest. The South-West of Berlin with its rivers and lakes is well known amongst Berliners as one of the best places for enjoying the finer aspects of life! The property is situated next to one of these beautiful lakes with a second one in walking distance of the house; perfect for long cycle rides and picnics along the lakes and throughout the surrounding protected woodlands.

The house enjoys plenty of natural light, having its main aspects to the South and West, many of the rooms with double aspect and views across the lake. There is a private access to the lake for swimming and sunbathing in summer and ice skating or cross country skiing in winter. You find many superb restaurants, walks, beaches, tennis court, playgrounds, boat moorings, sailing clubs, riding stables etc. all in easy reach of the property and several only a short stroll away.

The house has been renovated to a high standard with the installation of new bath and shower rooms (3 showers and 1 bath), redecoration throughout, new kitchen, new carpeting, development of the "winter garden" (conservatory) with solid oak floor, a gas central heating system (natural gas). The house is also fully insulated and all windows are double-glazed.

Accommodation includes 7 bedrooms - 4 upstairs and 3 downstairs, 4 bath/showers rooms - one en-suite and one externally accessible guest cloakroom.

Ground floor

The entrance hall leads to the big hall leading in turn to the open-plan living room/kitchen (about 70m2) which looks towards the lake. Here, a modern Siematic kitchen is installed with all new, high-quality appliances. From the hall to the East you find 3 spacious bedrooms, 2 with double aspect and a shower room with double sinks and WC. From the hall you also access a guest cloakroom and separate coat room.

First Floor

Stairs lead up from the hall to the upper 4 bedrooms and 2 bath/shower rooms.

Basement

Another set of stairs leads down to an approximately 90 m2 - basement, including a big laundry room and several carpeted storage rooms with the benefit of natural sunlight.

Gardens

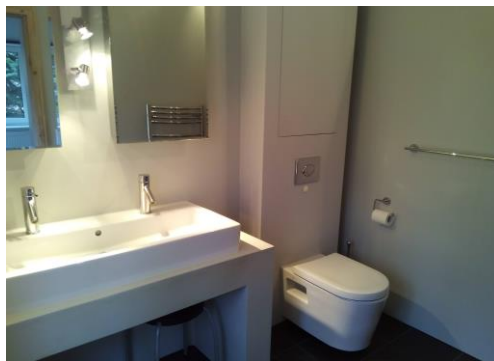
The garden immediately around the house is securely fenced and gated and is easily maintained. Direct access is available from the Wintergarten to the South - an ideal area to enjoy al fresco dining in the warm Berlin summers. A garden gate leads to your own forest.

ABOUT THE AREA

There are very good German state schools near to the property. Of particular interest for English speakers may be the Swiss International School, Berlin British School and the Berlin Brandenburg International School that are for English-speaking children and are approximately 10 minutes' drive away from the house. For higher education, the popular Potsdam University is 15 minutes away and in central Berlin are the highly regarded F.U. (Freie Universitat), T.U. (Technische Universitat) and Humboldt University.

Good shopping facilities including several supermarkets, pharmacies, and post-office which are a short drive away. Two supermarkets could be reached by bicycle. Further extensive shopping in Berlin-Spandau (10 minutes drive), or central Berlin (20 minutes drive).

There are also good bus connections to the facilities of central Berlin and Spandau, both major rail hubs for national and international connections. There are good links to Tegel and Schönefeld International airports. A ferry operates from the harbour over the Havel river towards Wannsee and central Berlin.



To enquire about this property please contact info@frenchpropertiesdirect.com

www.frenchpropertiesdirect.com

These details do not form part of any contract and all measurements are approximate.