

EXPOSÉ

Detached single-family house
Wellness area, natural garden, garage

Purchase price: €660,000



PRIVATE SALE
COMMISSION-FREE



PROPERTY DESCRIPTION:



Do you love the cozy country house style? Then we would like to extend a warm welcome to you! Our spacious property—solidly built in 1990/91 on a plot of approximately 266 m²—offers around 140 m² of living space, creating the ideal setting for your family home.



Welcome to your new home!

Built using solid construction methods in 1990–91 on a plot of approximately 266 m², this spacious property features a full basement and offers around 140 m² of living space—making it the ideal home for a large family.

The house impresses with its versatile layout and use of space. Beyond the ground-floor living areas, it boasts several highlights, such as distinctive ceiling details, custom built-ins, and a wellness oasis complete with a sauna.

The heart of the home is the cozy living area—featuring an open fireplace that provides snug warmth and a welcoming atmosphere, especially in the evenings—and the custom-built masonry kitchen. Lovingly designed and handcrafted, this kitchen is a real eye-catcher for guests and invites the whole family to cook together.

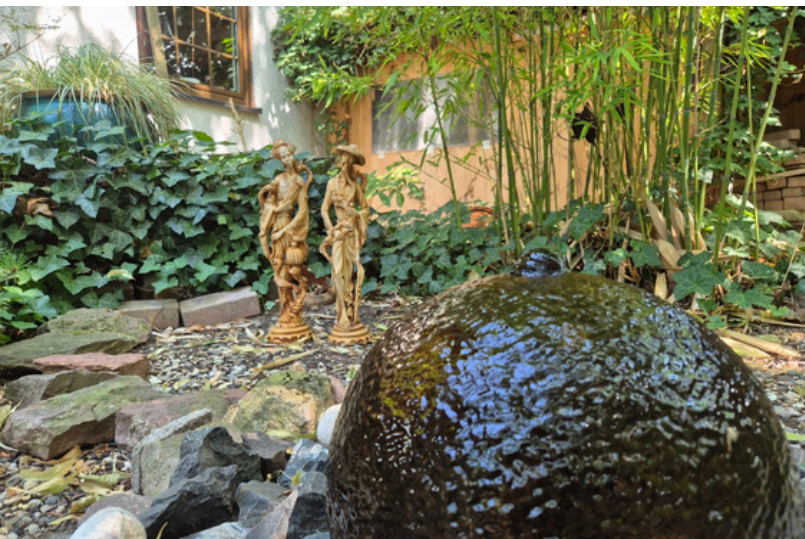
While the terrace, the fully fenced and private garden, and the rooftop terrace offer plenty of space for relaxing outdoors, the finished basement provides a private retreat for unwinding after a long day. The comprehensive wellness area includes a sauna, an adjoining relaxation room, and a separate shower—leaving nothing to be desired.

The basement also houses additional rooms suitable for use as an office, bedroom, or guest room, as well as utility connections, a pantry, and the boiler room. A separate entrance is available, along with all necessary utility connections.

The property is heated by a gas central heating system installed in 2020, includes a 200-liter hot water tank, and is in impeccable condition. A water softening system ensures soft water, meaning stubborn limescale deposits are a thing of the past.

A garage with an electric door opener and an additional parking space are included. This property is an ideal home for families seeking plenty of space, comfort, and a touch of luxury. You lack nothing here.





LOCATION:

The house is centrally located in Reilingen; schools, shops, doctors, a pharmacy, and public transport are all in the immediate vicinity. Secondary schools are available in the neighboring towns of Hockenheim, Walldorf, and St. Leon-Rot.

Thanks to the convenient location, the A5, A6, and A61 motorway interchanges—as well as the cities of Speyer, Walldorf, Heidelberg, and Mannheim—can be reached quickly.

REILINGEN:

...is a municipality in Northern Baden—located within the Rhine-Neckar Metropolitan Region and the heart of the former Electoral Palatinate—with a population of 8,177. Known as an asparagus-growing community, Reilingen offers a beautiful setting featuring around 700 hectares of forest and an extensive network of cycling and hiking trails—providing everything you need for outdoor activities. Escape the daily grind at the nearby "St. Leoner See" recreation area, relax while hiking through local woods, or join one of the many local clubs.

When it comes to dining, you can treat yourself to a diverse range of culinary options.





GROUND FLOOR LAYOUT

The ground floor has an area of approximately 76 m² and is laid out as follows: Open-plan living area with kitchen, guest toilet, utility room, hallway, and terrace with access to the garden.

EQUIPMENT:

- From the entrance area, you step into a hallway that offers ample space for coat closets and storage; this area also provides access to the lower level.
- Passing through the main entrance door on the ground floor, you enter the open-plan living area, comprising a beautifully designed kitchen, a dining area, and the living room. From here, you have access to the terrace and the lovely garden, as well as the stylish staircase leading to the upper floor.
- Adjacent to the kitchen is a spacious utility room offering plenty of storage for supplies; it accommodates an additional sink and a dishwasher, with connections also available for a washing machine and dryer.
- A guest toilet is also located on this floor.







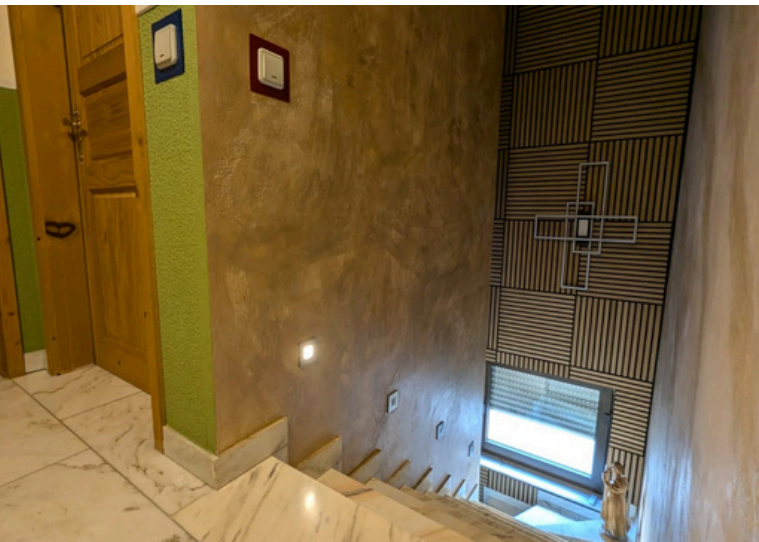
UPPER FLOOR LAYOUT

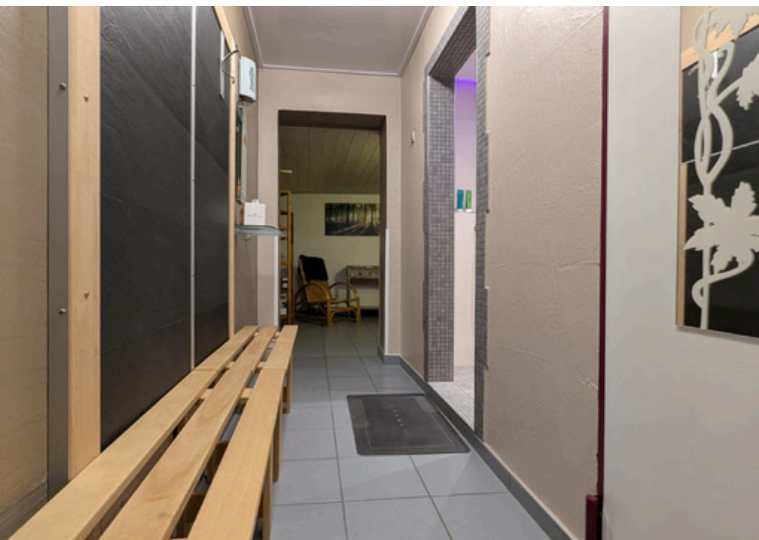
The top-floor apartment has an area of approximately 65 m² and is laid out as follows: 3 rooms, a bathroom, a storage room, and the roof terrace.

EQUIPMENT:

- A modern staircase leads to the top floor, where the hallway offers space for a reading nook; a desk and shelving unit could also be set up to create an additional home office.
- The top floor comprises three rooms, two of which have direct access to the roof terrace.
- These rooms can serve various purposes, such as a bedroom, children's room, home office, fitness area, or a dedicated space for personal downtime.
- One of the rooms is equipped with air conditioning.
- The bathroom features a corner whirlpool tub, double vanity, walk-in shower, and a heated towel rail.
- The low-profile knee wall has been designed to serve as a convenient shelf for towels.
- A small storage room provides space for your belongings.







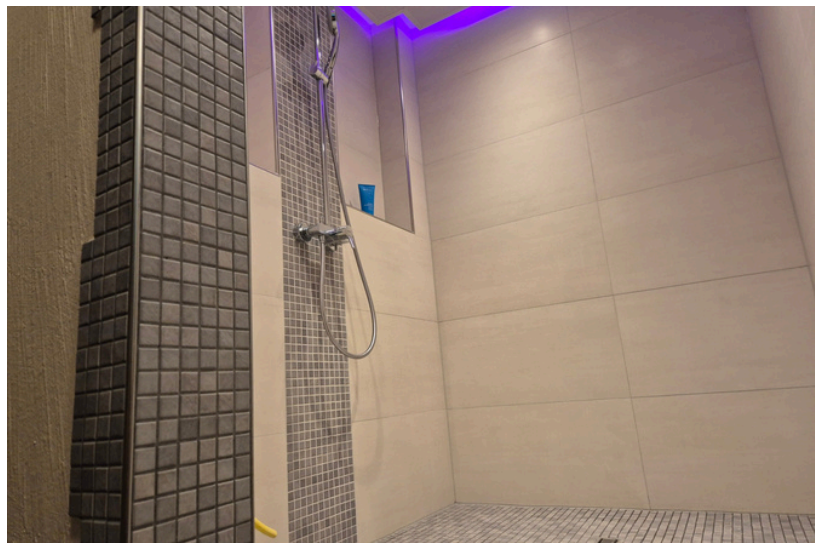
BASEMENT LAYOUT

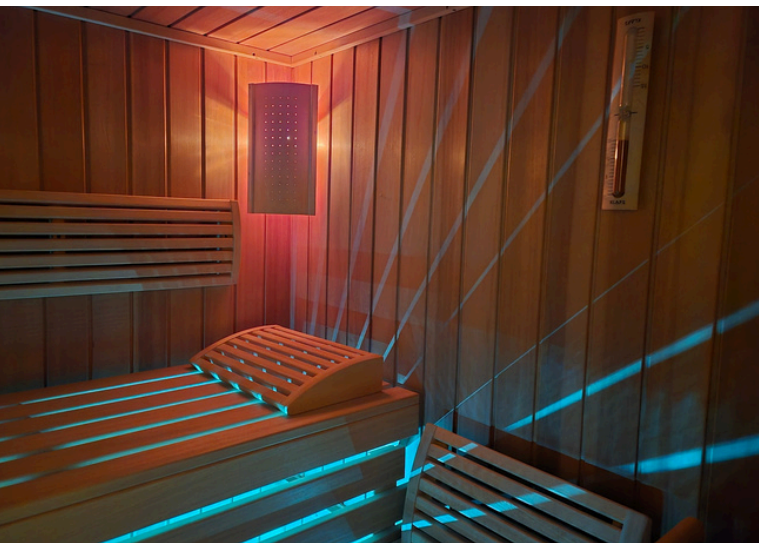
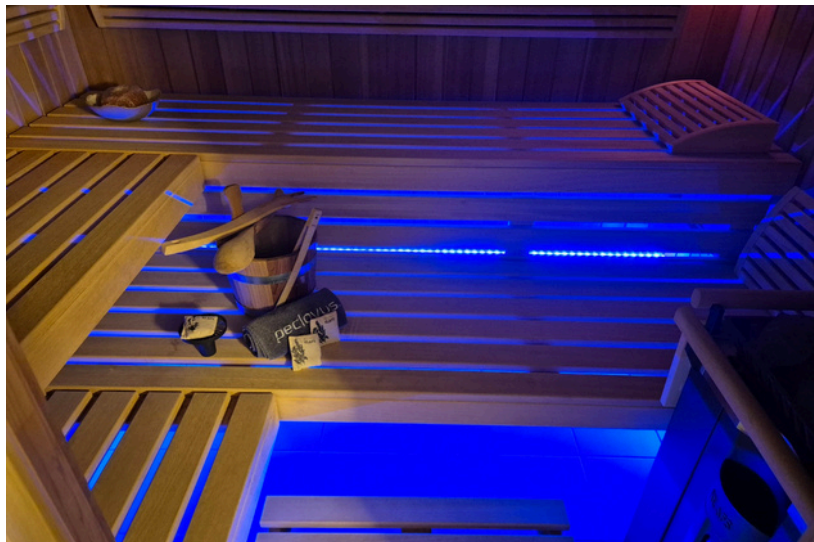
The lower level has an area of approximately 73 m² and is laid out as follows: 6 rooms, sauna with relaxation area, large walk-in shower, and WC.

EQUIPMENT:

- From the property's entrance area, you can access a separate staircase leading to the lower level without having to enter the ground-floor apartment.
- You enter a spacious foyer providing access to all rooms; this area offers versatile possibilities—from a home office or gym to a party room—and features a large window overlooking the greenery.
- Two larger rooms (both with water connections)—previously used as treatment rooms—are available; they could serve as a guest room, a teenager's room, a hobby room, or a wellness/relaxation space—the options are endless.
- Two additional rooms currently serve as an office and a pantry.
- The utility room houses the gas and water connections, as well as the water softening system and the lifting station. Attractively fitted with built-in cabinets, this room offers plenty of extra storage space and also accommodates the washing machine and dryer.
- The boiler room contains the gas central heating system and a 200-liter hot water tank installed in 2020.
- A guest toilet is also available.
- Continuing on, you reach the wellness area, which features a modern Klafs sauna, a relaxation zone, and a shower room with an adjoining changing area.
- All rooms have windows, and some are equipped with water connections.



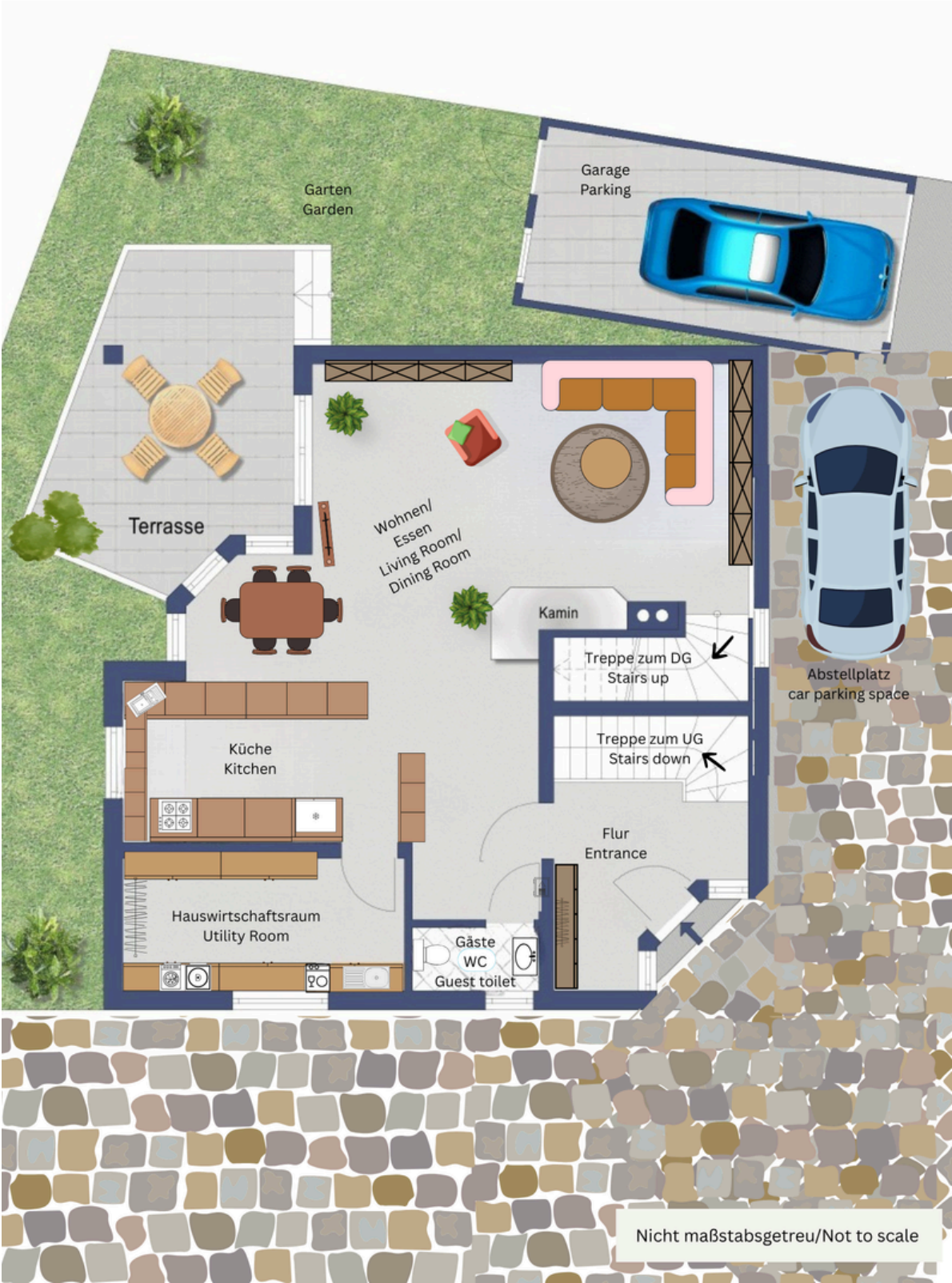




GARDEN



GROUND FLOOR PLAN



ATTIC FLOOR PLAN



Nicht maßstabsgetreu/Not to scale



BASEMENT PLAN



NOTES - INFORMATION

Viewings are possible by appointment.

Please always arrange your financing with your bank before scheduling a viewing.

We are selling a straightforward, honest home with no hidden surprises down the line, and we look forward to dealing with honest prospective buyers.

We are still living in the house, so we ask that you make initial contact by phone or email.

Price

The house is offered at a price of €660,000.00 (negotiable).

The sale is handled directly by the owner; no commission applies. All information is provided without guarantee or liability.

WELL WORTH A VISIT!

Contact:

Jürgen & Petra Heiler
Wilhelmstraße 40/3
68799 Reilingen
0172.966 03 08
haus1991@outlook.de

