

# LOFT in luxuriously renovated manor house, 2 bedrooms, 2 bathrooms, sauna, fireplace, HWR, garden & terraces, parking space

50374 Erftstadt-Dirmerzheim, Ground floor apartment to let

Object ID: 1737-24DE



Living area approx.: **151 m<sup>2</sup>** - Total space approx: **151 m<sup>2</sup>** - Zimmer: **4** - Net rent: **2,150.00 EUR**



## LOFT in luxuriously renovated manor house, 2 bedrooms, 2 bathrooms, sauna, fireplace, HWR, garden & terraces, parking space

Object ID	1737-24DE
Property Type	Apartment, Ground floor apartment
Address	50374 Erftstadt-Dirmerzheim
Floor	1
Etagen im Haus	2
Living area approx:	151 m²
Total space approx	151 m²
Grundstück ca.	14,500 m²
Zimmer	4
Schlafzimmer	2
Badezimmer	2
Separate WC	1
Terraces	2
Haustiere	erlaubt
Heizungsart	Central heating
Primary energy supplier	Gas
Year of construction	2014
Condition	Like new
Duration	2 Years
Total parking spaces	1
Parking space	1
Available from	01.06.2024
Features	Außenstellplatz, Cellar, Chimney, Kabel-/Sat-TV, Part-furnished, Sauna, Separate WC, Terrace
Provision	Als Mieter bezahlen Sie bei uns keine Maklerprovision
Deposit	4,300.00 EUR
Net rent	2,150.00 EUR



Betriebskosten brutto	250.00 EUR
Net heating costs	190.00 EUR
Heating costs	190.00 EUR
Warm rent	2,400.00 EUR (zzgl. Heizkosten)



# Objektbeschreibung

This loft is a luxurious apartment in the historic "Rittergut Tillmannshof". The first documented mention of the name dates back to the late 14th century. The Rhenish square farm is located in Erftstadt-Dirmerzheim, not far from the city center of the metropolis of Cologne. The total plot area is 14,500 square meters.

The property is surrounded by extensive orchard meadows, which are part of the property. The venerable backdrop of the courtyard blends with the residents' individual design options and lifestyle concepts.

The state-of-the-art restored manor was completed in the fall of 2014.

Living in historic walls in the immediate vicinity of the Konradsheim Castle golf course or the nature of the Eifel.

The Tillmannshof in Dirmerzheim proves that you can confidently rely on the knowledge and experience of previous generations. This can be seen in the geographical location that ancestors chose for the Tillmannshof.

Generously designed living spaces make the LOFT particularly attractive.

The combination of living close to nature, a variety of usable open spaces and proximity to urban centers along the Rhine makes the Tillmannshof your "object of desire".

The luxurious apartment with a very high quality of living extends over 2 levels and has 2 bedrooms, one with a shower room and one with a bath & sauna, double washbasins, a toilet separate from the bathroom, a spacious, bright and open living/dining area with an open-plan kitchen and a separate utility room/preparation kitchen.

The 2 terraces make life in the light-flooded apartment particularly enjoyable and allow you to experience the proximity to nature at any time of day.

Whether alone or as a couple, whether your life takes place more in the community on the paved and greened inside of the square courtyard or on the quiet outside. From today you will enjoy it.

A special property for special people.

## Features

State-of-the-art features such as high-quality oak parquet flooring, natural stone tiles in the bathrooms and kitchen, bathtub and walk-in shower, plaster finish while retaining the historic facades on the walls, solid wooden windows and doors with stainless steel handles, high-quality Duravit ceramic items for bathrooms, WC with Grohe fittings, staircase in modern exposed concrete, preserved historic beam structures and the high-quality fitted kitchen are all part of the luxurious furnishings.

A private Brunner gas fireplace ensures cozy warmth and the highest quality of living even on mild winter days.

Countless loving details such as privacy blinds to the inner courtyard, its own Klafs sauna, various items of built-in furniture, Kreon lighting, a south-facing garden and a separate tool shed make this apartment unique.

Modern cabling and WLAN (WIFI) preparation ensure fast data exchange. State-of-the-art switch technology and particularly high-quality electrical equipment ensure energy efficiency. Sockets for mobile devices and exposed brickwork create a living ambience of the highest standard. The intercom system, smoke detectors, ample sockets and television connections are of a high standard.



Storage space is located separately next to the kitchen in the spacious apartment.

The apartment has its own garden in the middle of the 14,500 square meter property (nature reserve) and 2 terraces.

Your new domicile in the Tillmannshof is the ideal starting point to explore the many possibilities of the near and far surroundings and to use them for yourself. For example, how about...

... Schools, kindergartens and everything for your daily needs in the immediate vicinity

... a shopping tour - less than three kilometers away, ... a visit to the Bad Neuenahr thermal spa resort,

... an exploration of the Eifel National Park or

... a trip to the cathedral city of Cologne?

## Sonstiges

A manor house from the early 15th century, a Rhenish square farm with 1 1/2 hectares of parkland. 600 years of eventful history give the Tillmannshof an almost mystical significance.

The best place, the right time, to breathe new life into this estate.

Nevertheless, sources from this period report on an electoral court surrounded by moats by the stream - Dirmerzheim Castle, today's Tillmannshof. The estate is less likely to have served military purposes. The layout and furnishings of the buildings are more indicative of a center within the municipality of Dirmerzheim, where livestock and grain farming were carried out.

The owners and tenants of the Tillmannshof changed over the centuries - what has remained is its natural connection with the surrounding landscape, which has become a defining symbol for the people who live here.

Despite the seemingly rural idyll, Dirmerzheim and the Tillmannshof were as if secluded from the rest of the world. Then as now, the spiritual and secular metropolis of Cologne shone through to here.

Historical awareness of a rural heritage has always been combined with a modern, urban-influenced attitude to life.

Here you are your own boss. - Whether you want to fire up the barbecue, invite friends over or combine work and home, everything is possible here.

In the interior, the well-known Cologne architect Otto combines modern, exposed steel beams with elegant white plastered walls and historic brick walls to create a luxurious blend of modernity and the past.

The separate room in the unit is of course also perfect as a separate study.

The views & illustrations contain some furnishings and views that may differ in the final version or are not included in the offer. The high-quality kitchen is included in this offer.

## Energieausweis

Energieausweis

nicht erforderlich

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## Location

Erfstadt is located around 25 kilometers southwest of Cologne, on the western slope of the Ville and is the largest town in the Erft district in terms of area. The settlement areas are surrounded by extensive floodplains, meadows and agricultural land.

The nearby recreational area of the North Eifel also speaks for the high attractiveness of Erfstadt as a place to live.

The diverse range of retail outlets in the town center and several secondary centers further enhances the quality of the location. Erfstadt also offers a number of historical highlights, such as several restored palaces and castles that bear witness to its important past.

There are very good transport connections via the nearby A61 and A1 motorways or Deutsche Bahn AG (Erfstadt-Liblar station).

Not only is Erfstadt centrally located and in close proximity to the two major cities of Cologne and Bonn (approx. 20 minutes), it also borders directly on the Rhineland Nature Park.

Erfstadt has become internationally known for the "Gymnicher Schloss", which served as a guest house for the German government from 1971 to 1990 and hosted numerous personalities.

The advantages of the countryside and the very good urban infrastructure determine the quality of living in all 14 districts, which are scattered throughout the city and each have a charming small-town or village flair.

Many people continue to be drawn to Erfstadt from the major cities on the Rhine.

Commuters like to use the train station in Liblar with its extensive Park & Ride facilities to get to Cologne in 15 minutes comfortably and stress-free.

The Burg Konradsheim golf club is located in the immediate vicinity of the estate, with golf courses 2 and 8 running directly on the outskirts of Dirmerzheim.

If you were to draw a circle with a radius of 25 kilometers around the estate, you would reach the center of Cologne, pass by Bonn or surround scenic highlights such as the Ville nature reserve with its lakes.







Wohnraum



Küche



Küche



Küche



Küche



Treppe







Esszimmer



Sichtmauerwerk



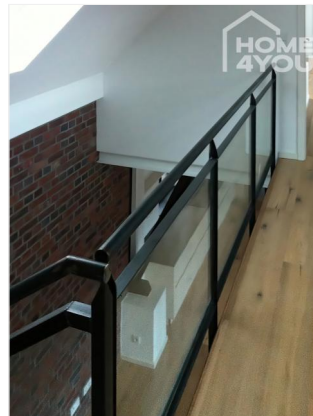
Holzdielen



Wohnraum

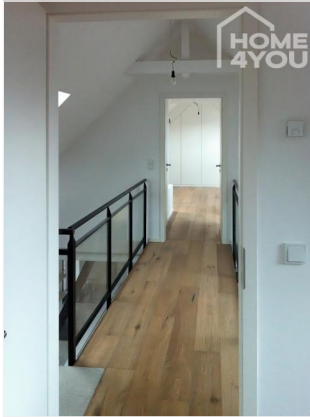


Treppe



Treppe

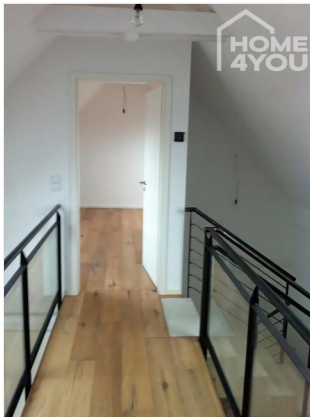




Atrium



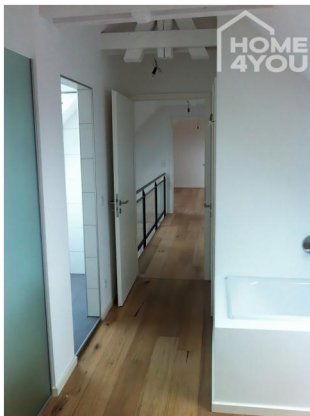
Schlafzimmer



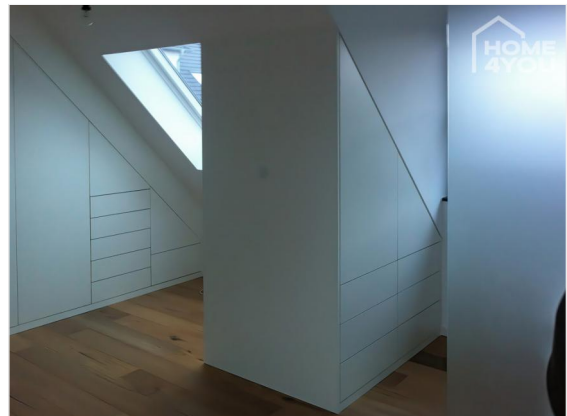
Atrium



Badezimmer



Flur



Schlafzimmer





WC



Atrium



Zufahrt



Luftaufnahme



Herrenhaus



Eingang Innenhof



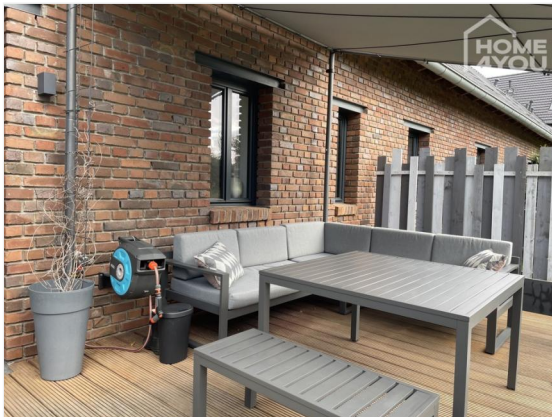




Sonnenseite



Garten



Terrasse



Innenhof



Innenterrasse



Herrenhaus Hofseite







Parkseite



Rittergut



Historische Ansicht



Garage



Eingang

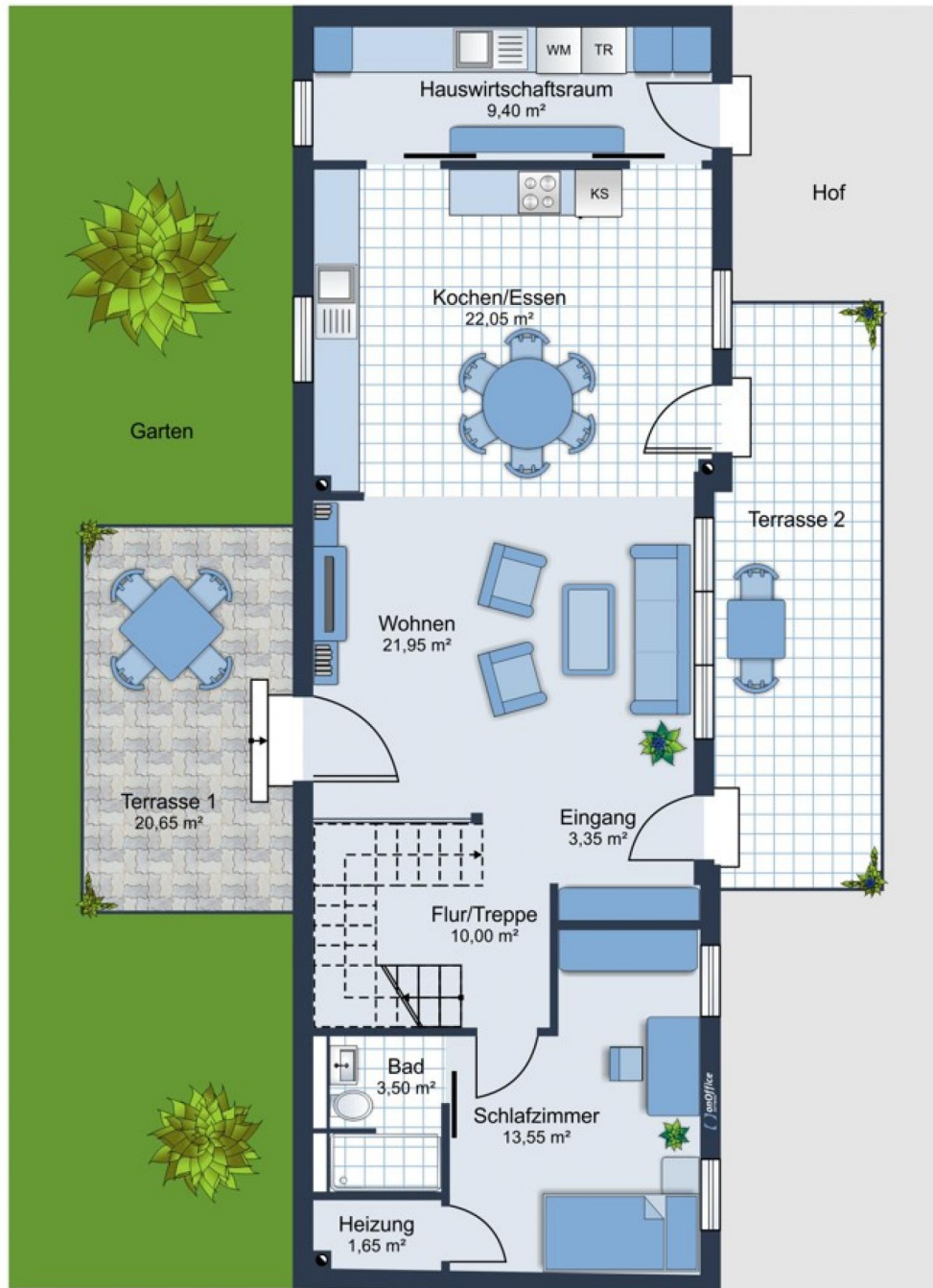


Luftaufnahme



# Grundriss

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# Grundriss

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