

Modern “loft manor house” in renovated square farm, 4 rooms, 2 bedrooms, 140 sqm, high tax advantage, end 24

47877 Willich, Loft/Studio/Atelier for sale

Object ID: 1586-23DE



Living area approx.: **138.82 m²** - Zimmer: **4** - Purchase price: **998,000 EUR**



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Object ID	1586-23DE
Property Type	Apartment, Loft/Studio/Atelier
Address	47877 Willich
Etagen im Haus	2
Living area approx:	138.82 m²
Zimmer	4
Schlafzimmer	2
Badezimmer	1
Separate WC	1
Terraces	2
Haustiere	erlaubt
Heizungsart	Central heating
Primary energy supplier	Geothermics
Year of construction	2023
Condition	Partly/fully refurbished
Total parking spaces	2
Parking space	39,000 EUR (Amount: 1)
carpark	19,000 EUR (Amount: 1)
Available from	Ende 2024
Features	carpark, Guest WC, Heritage-protected, Kabel-/Sat-TV, Parkettboden, Partly built with cellar, Separate WC, Terrace
Buyer's commission	3 % zzgl. MwSt.
Purchase price	998,000 EUR



Objektbeschreibung

Green views with proximity to the city. - Living in the heart of nature.

The stately "Gut Nauenhof" is located about 20 minutes' drive outside Düsseldorf city center and the extremely attractive residential unit 1 is designed as a separate "manor house" with its own entrance, private garden, garage space and parking space and is about 140 m2 in size.

In close coordination with the monument authorities and the Landschaftsverband Rheinland (LVR), this historic, listed manor house, renovated to the latest standards, is taking on a new lease of life.

The bright and open design and the perfect south-facing location make the manor house a real gem.

The approximately 80 sqm ground floor with direct exit into the private garden has an open kitchen, living / dining area, a hallway, as well as a guest toilet.

The approximately 60 sqm large upstairs includes 2 bedrooms, a utility room and a large modern bathroom with window.

Separate basement rooms provide the necessary storage space.

Bicycle racks, own bicycle cellars and an additional own terrace in the inner courtyard are just as natural for this high-quality property, as the charging devices for electric vehicles at the car spaces and the approved traffic calming of the public street.

The perfect synergy of historical roots and modern design language makes a successful architecture worth living in and this manor house as unique as it is worth living in...

The old building fabric is skilfully combined with industrial-looking beams and constructivist steel and glass elements - in between accents of filigree, satin-finished stainless steel. Transparent walls and walkable ceiling elements made of glass as well as atriums create an airy feeling of space, while wooden floors in warm natural tones ground.

Further offers of different sizes and locations between Cologne and Düsseldorf are available on request.

Completion is scheduled for the end of 2024.

Features

Manor houses with attractive loft architecture and a symbiosis of listed substance and modern design elements are rare and equally attractive for buyers and tenants. This was the case in the past and will remain so in the future.

For many years, our architectural offices have made an excellent name for themselves, especially in the restoration of historical buildings. With the successful restoration of more than 30 historic estates, our architectural offices have repeatedly proven their efficiency in the use-optimized restoration of historic buildings.

When dealing with historical buildings, we always take great care to preserve their charisma, originality and identity and to fill them with new, modern life.

High-quality wooden floorboards in the living areas, solid wooden windows, ceramic flooring in the



bathrooms and renowned bathroom installations ensure the preservation of your investment for generations. State-of-the-art technology is combined with sustainable solutions.

The project developers have experience in the renovation of more than 50 so-called "Rheinischer Vierkanthöfe" into modern dream properties.

If desired, the home4you team is your contact during the construction phase and also afterwards, e.g. for tenant processing, administration and accounting.

Each unit is unique and many historical details are only discussed with them during the final construction phase.

The sample views, videos & visualizations therefore contain furnishings and views of previous projects for orientation purposes, which may differ in execution or are not included in the offer.

We would be happy to arrange a first, impressive viewing appointment for you. Convince yourself in a relaxed atmosphere of the exclusivity and uniqueness of this property and let the impressions work on site in peace.

Sonstiges

Enormous tax advantages through listed properties. The courtyard complexes are architectural monuments in the sense of § 2 Para. 1 and 2 of the NRW Monument Protection Act.

This results in highly interesting tax advantages for owner-occupiers as well as for capital investors (renting) due to the increased monument protection AFA, whereby a large part of the purchase sum is co-financed by the state over the years.

Capital investors and owner-occupiers receive a turnkey property on the basis of a developer's contract.

In addition to the tax benefits, you receive low-interest loans from the KFW and often a non-repayable financial subsidy from the KFW.

Please do not hesitate to contact us and let us inform you - in addition to your tax advisor - about this topic. We would be happy to send you further material on this subject, or to explain the advantages to you in a personal meeting.

Listed properties thus "pay off" several times over, because as an owner-occupier you receive high subsidies and because of the low supply and the high desirability, as an investor you usually have even higher rental income than in comparable properties!

If you are interested, please ask our office for our detailed exposé. You prefer a classic print exposé? Please contact us!

Of course, you can permanently deposit your property search in our database without obligation and free of charge. Thus you would be informed in the future by us completely automatically about new objects.

Visit for this our Website under www.home4you.info, here you receive also further information to promotions and comparable objects, which were already finished.

Energieausweis





Location

Being close to the city and living in nature are not opposites.

Peace and quiet in nature and dinner in the evening in the top restaurants of the city. The living quality of the immediate surroundings will convince you in the long term.

On a sunny day, as soon as you enter the gardens of the historic courtyard, you feel a total relaxation, you don't want to leave, immediately spread out a blanket, unpack red wine and cheese and enjoy the stay. You feel a most pleasant tranquility in the countryside and yet are not far from the metropolises of the region.

Living quality that will become priceless in just a few years.

Enjoy the oasis of tranquility every day. You can't live more beautifully in untouched nature, for which your future tenants will surely be easily enthusiastic when renting.

The historic estate, between economic power of metropolitan regions, the beautiful Rhine Valley and the proximity to neighboring Belgium and the Netherlands.

Only a few kilometers from Düsseldorf, this unique estate is located in a prime location with fast highway access and ideal infrastructure, only about 20 minutes from the center of Düsseldorf.

All stores for daily needs are always in the immediate vicinity. No long distances are necessary for this.





Ansicht vor Umbau



Seitenansicht vor Umbau



Illustration neue Seitenansicht

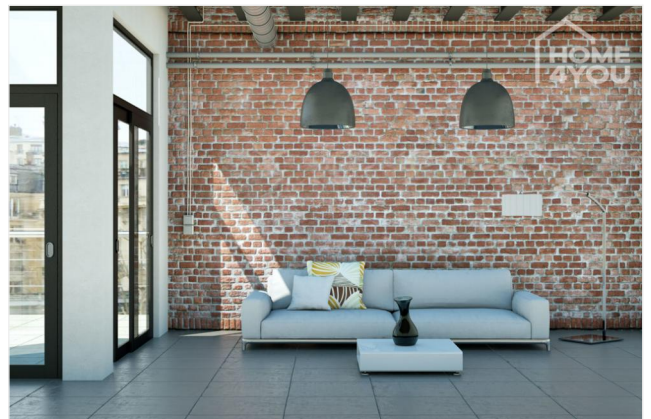


Illustration Innenansicht



Gestaltungsvorschlag



Ansicht vor Umbau





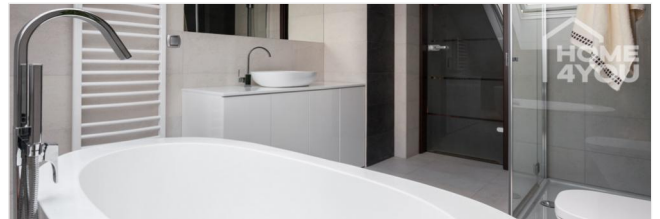
Illustration Innenansicht



Illustration Innenansicht



Gestaltungsvorschlag



Sanierung historischer Immobilien





Illustration Innenansicht



Luftaufnahme vor Umbau



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Zufahrt vor Umbau



Weg vor Umbau





Umgebung



Illustration Innenansicht



Ansicht Herrenhaus vor Umbau



Illustration Innenansicht



Illustration Innenansicht



Illustration Innenansicht

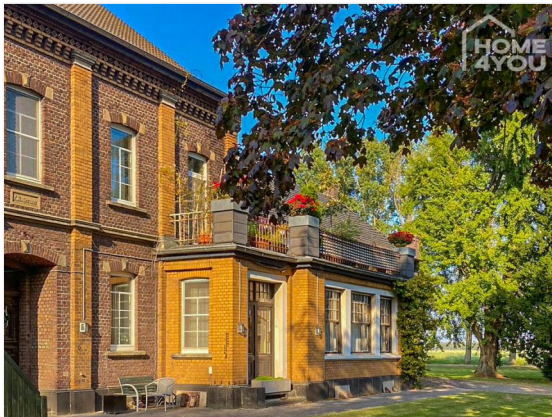




Vorderansicht Herrenhaus vor Umbau



Vorderansicht vor Umbau



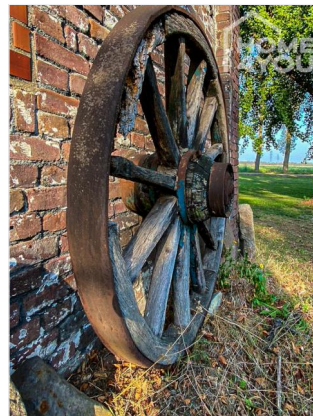
Impressionen vor Umbau



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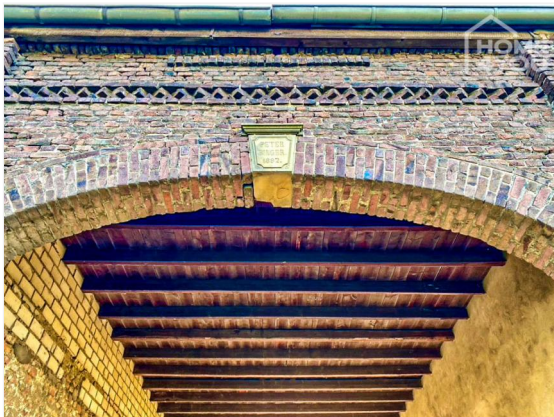




Ansicht vor Umbau



Lage vor Umbau



Impressionen vor Umbau



Zugang Innenhof vor Umbau



Seitenansicht vor Umbau



Impressionen vor Umbau





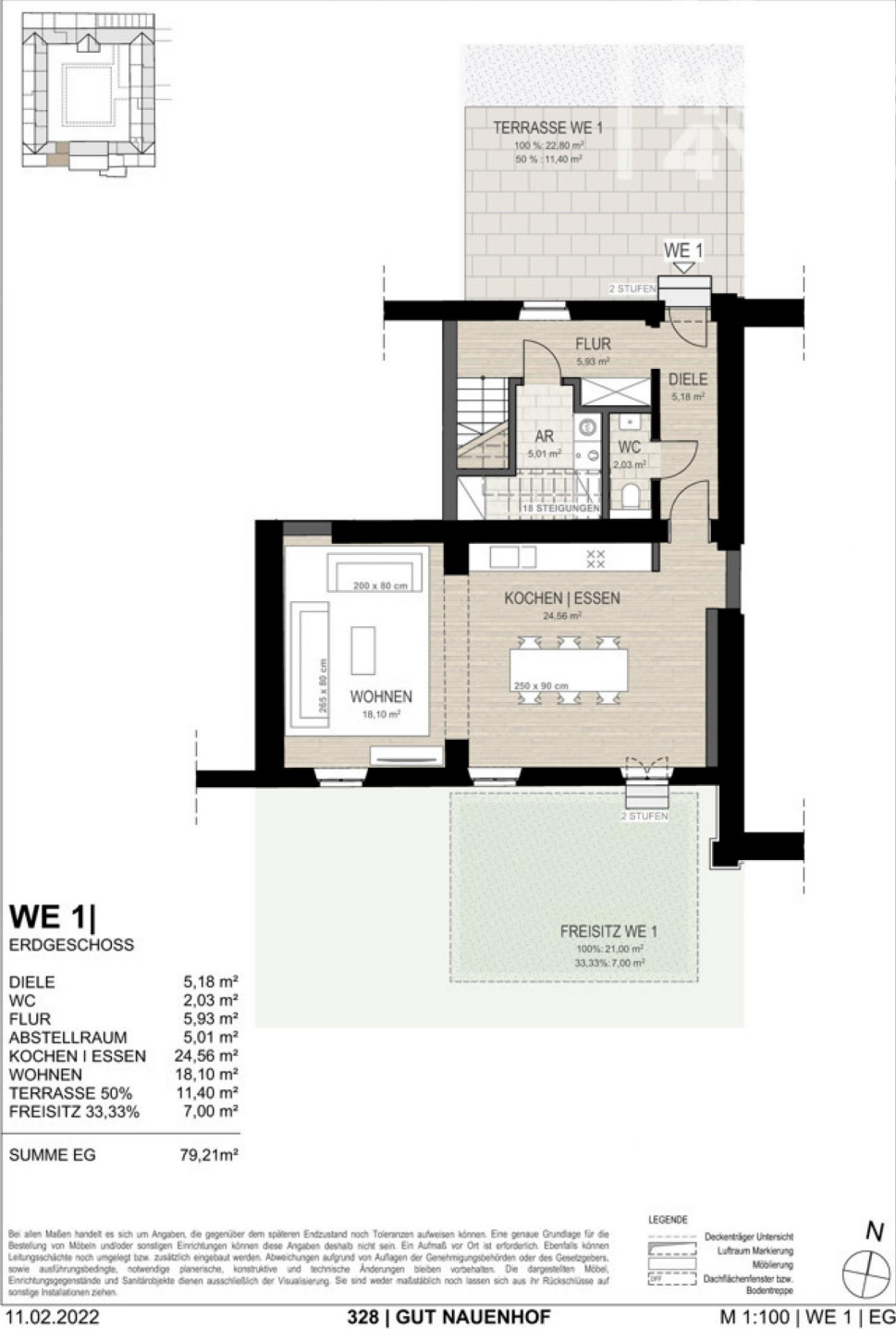
Luftbild vor Umbau



Grundriss

Grundriss EG

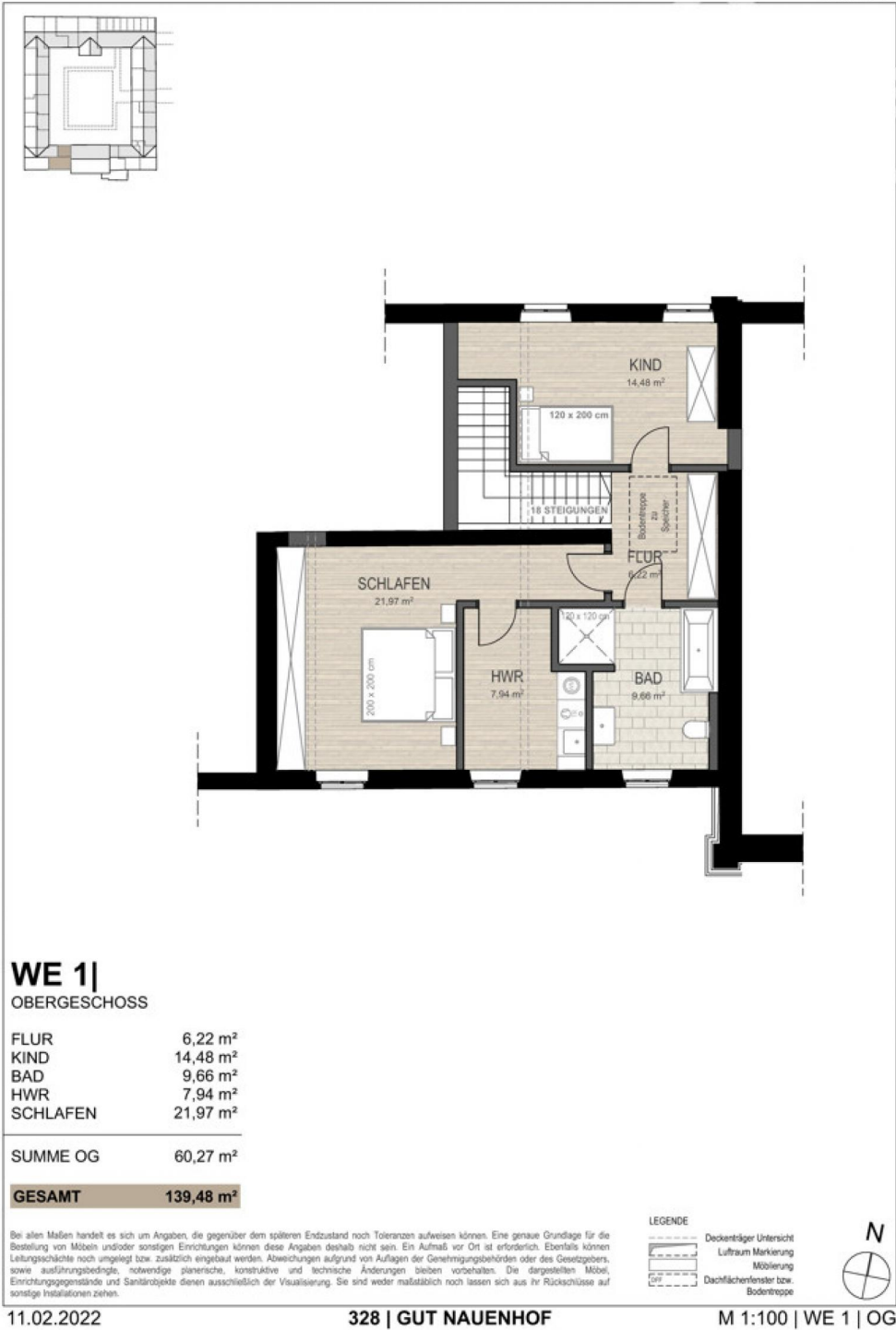
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Grundriss

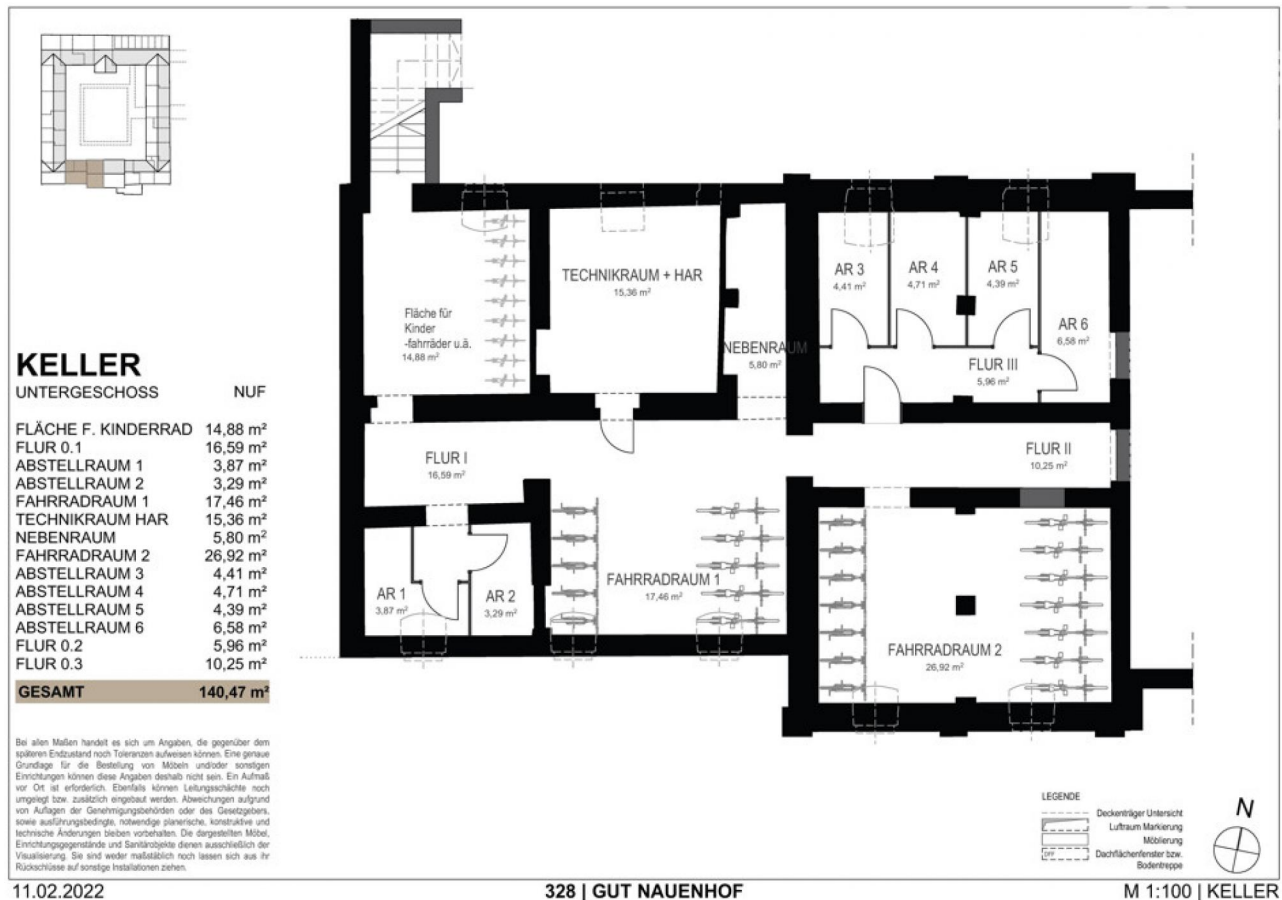
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Grundriss

Grundriss Keller



Grundriss

Lageplan Gutshaus

