

Unique: Modern loft manor house in renovated square farm, 4.5 rooms, 3 bedrooms, 110 sqm, high tax advantage

41539 Dormagen, Country house for sale

Object ID: 1419-22DE



Living area approx.: **110 m²** - Zimmer: **4.5** - Purchase price: **715,000 EUR**



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Object ID	1419-22DE
Property Type	Country house, House
Address	41539 Dormagen
Etagen im Haus	2
Living area approx:	110 m²
Zimmer	4.5
Schlafzimmer	3
Badezimmer	1
Separate WC	1
Terraces	2
Haustiere	erlaubt
Heizungsart	Central heating
Primary energy supplier	Gas
Year of construction	1920
Condition	Partly/fully refurbished
Total parking spaces	2
Parking space	14,500 EUR (Amount: 1)
Carport	21,500 EUR (Amount: 1)
Available from	2025/2026
Features	Guest WC, Heritage-protected, Kabel-/Sat-TV, No cellar, Parkettboden, Separate WC, Terrace
Buyer's commission	Als Käufer bezahlen Sie bei uns keine Maklerprovision.
Purchase price	715,000 EUR



Objektbeschreibung

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

In close coordination with the monument authorities and the Landschaftsverband Rheinland (LVR), historic manor houses under monument protection are being carefully restored to new splendor in accordance with the latest standards after obtaining building permission.

10-18 extremely attractive residential units are designed as separate manor houses with their own entrance, garden area and carport and are between 60 - 220 m2 in size.

These usually have an interior terrace area and a generous exterior garden section.

This sample offer is a manor house with 4.5 rooms over two levels.

The 80 sqm ground floor has an open kitchen, living/dining area, 1 bedroom, a hallway, a craft room and a guest toilet.

The 36 sqm upstairs includes 2 bedrooms, a hallway and a modern bathroom with window.

Further information about the location and building description of our properties is available at any time upon request.

home4you mediates, plans and manages mainly inexpensive properties with historical character, which shine again to new splendor through renovation.

For this, home4you has specialized in inexpensive existing properties, which, with renovation according to the latest standards, become personal dream properties, but are still significantly below the usual market value and this is exactly where your profit lies.

Together with our partners, we have experience in the renovation of more than 30 so-called "Rhenish square houses" into modern dream properties.

You save cash, if you only give it a few thoughts yourself. Because there, where otherwise real estate companies make their profits, lies your financial advantage. And besides, you can design many things in a way that would not be possible in a finished property later on.

If you wish, the home4you team will be your contact during the construction phase and also afterwards, e.g. for tenant handling, administration and billing

Features

The perfect harmony of historical roots and modern design language makes successful architecture worth living. Old building fabric is skilfully combined with industrial-looking girders and constructivist steel and glass elements - in between accents of filigree, satin-finished stainless steel. Transparent walls and accessible ceiling elements made of + glass as well as atriums create an airy feeling of space, while wooden floors are grounded in warm natural tones.

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



For many years, the architectural office Dipl. Ing. Martin Breidenbach from Viersen has made an excellent name for itself, especially in the restoration of architectural monuments. In particular with the nationally renowned renovation of the Liedberg Castle, also located in Korschenbroich and under preservation order, the renovation of the indoor swimming pool and sauna landscape in the Viersen district and the Waldorf kindergarten in Viersen, the architectural office founded by Martin Breidenbach in 1987 has proven its efficiency in the use-optimised renovation of historic buildings.

When dealing with architectural monuments, the architectural office takes great care to preserve the charisma, originality and identity of the objects and to fill them with new life.

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

Sonstiges

Enormous tax advantages through listed buildings. The farm is a listed building in the sense of § 2 para. 1 and 2 of the Denkmalschutzgesetz NRW. This results in highly interesting tax advantages for owner-occupiers and above all for capital investors (letting) due to the increased monument AFA, whereby a large part of the purchase sum is co-financed by the state over the years.

Please do not hesitate to contact us and let us inform you - in addition to your tax consultant - about this topic. We would be pleased to send you further information material on this subject or to inform you in a personal meeting.

Monument properties "pay off"!

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

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

Please visit our website at www.home4you.info

Energieausweis

Energieausweis

nicht erforderlich



Location

The historic estate on the Lower Rhine, between the economic power of the Rhine-Ruhr metropolitan region, the beautiful Lower Rhine and the proximity of the neighbouring Netherlands.

About 12 km from Moers and 26 km from Duisburg. It is in a first-class location with fast motorway access and ideal infrastructure.

Düsseldorf airport can be reached in about 30 minutes.

All shops for daily needs are located in the immediate vicinity. No long distances are necessary.





Impressionen innen 1



Außenbereich



Herrenhaus



Innenhof gesamt



Innenhof



Parkansicht

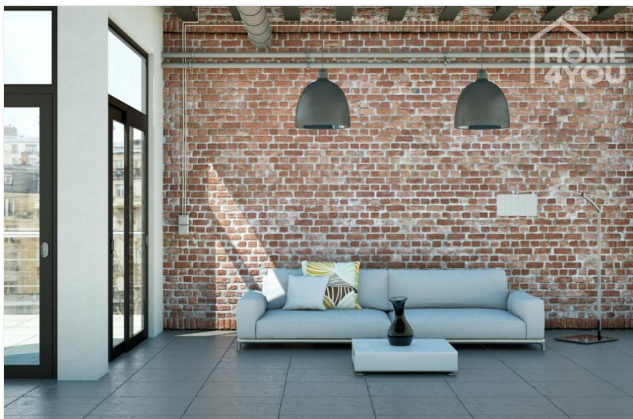




Terrassen



Impressionen innen 3



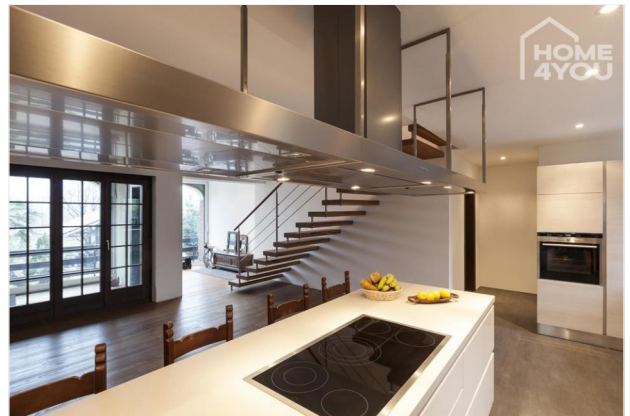
Impressionen innen 2



Impressionen innen 4



Impressionen Umgebung



Küche





offene Küche 1



offene Küche 2



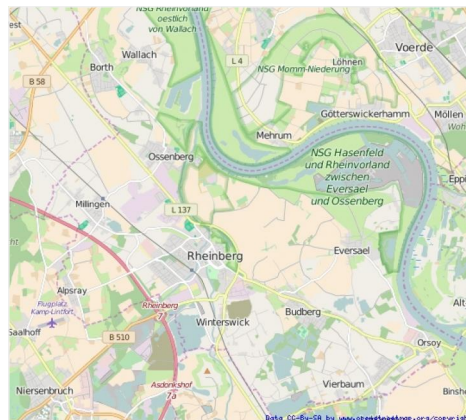
Terrasse



Wohnzimmer 1



Wohnzimmer 2

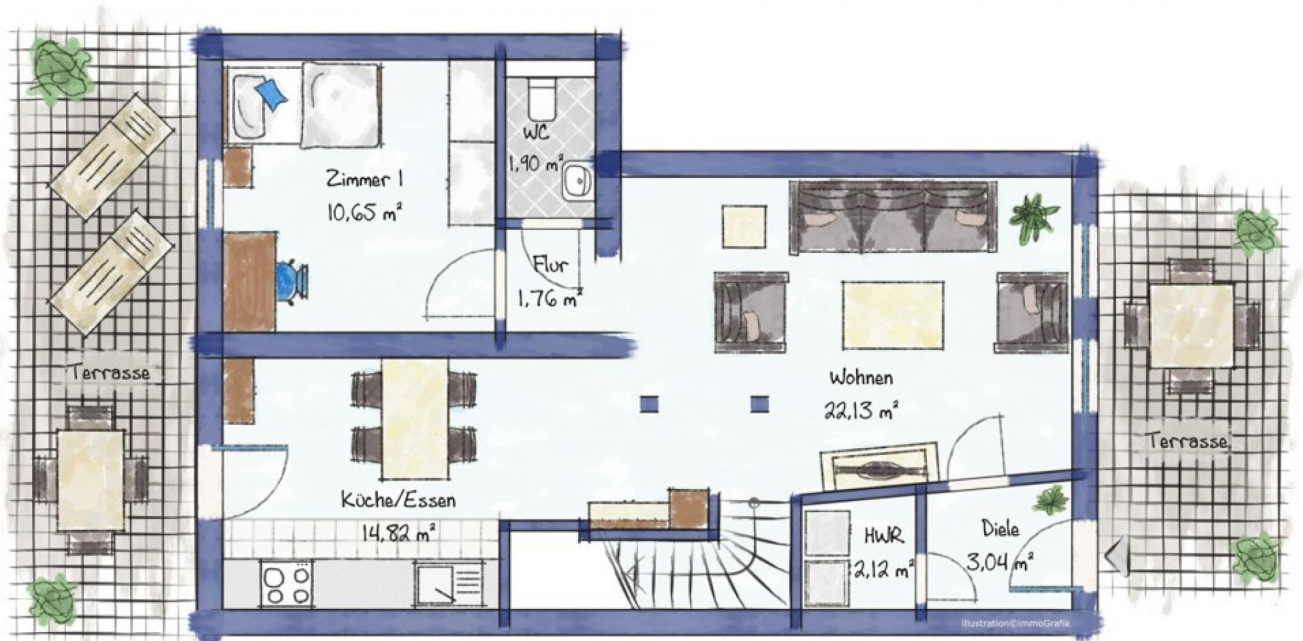


Lageplan



Grundriss

Grundriss EG



Grundriss

Grundriss OG

