

# Unique: Modern loft manor house in renovated square farm, 5 rooms, 3 bedrooms, 162 sqm with high tax advantage

41539 Dormagen, Country house for sale

Object ID: 1420-22DE



Living area approx.: **162.80 m<sup>2</sup>** - Zimmer: **5** - Purchase price: **1,055,000 EUR**



## Unique: Modern loft manor house in renovated square farm, 5 rooms, 3 bedrooms, 162 sqm with high tax advantage

Object ID	1420-22DE
Property Type	Country house, House
Address	41539 Dormagen
Etagen im Haus	3
Living area approx:	162.80 m²
Zimmer	5
Schlafzimmer	3
Badezimmer	1
Separate WC	2
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	1,055,000 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 5 rooms over three levels.

The 93 sqm ground floor has a spacious open kitchen, living/dining area, a hallway, a craft room and a guest toilet.

The 50 sqm upstairs includes 2 bedrooms, a hallway and a modern bathroom with window.

The 19 sqm DG includes another bedroom and a WC.

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

home4you has specialized in inexpensive existing properties, which can be renovated to the latest standards to become personal dream properties, but are still well 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 afterwards, e.g. for tenant processing, administration and accounting.

## Features

The perfect synergy of historical roots and modern design language makes successful architecture worth living.

The old building fabric is skilfully combined with industrial-looking beams and constructivist steel and glass elements in our properties - with accents of filigree, satin-finished stainless steel in between. Transparent walls and accessible glass ceiling elements as well as atria 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 our architectural offices have made an excellent name for themselves, especially in the restoration of architectural monuments. With the successful restoration of more than 30 historic manor houses, our architectural offices have proven their efficiency in the use-optimised restoration of historic buildings on several occasions.

When dealing with architectural monuments, we always take great care to preserve the charisma, originality and identity of the objects and fill them with new, modern life.

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 on the spot take effect in peace.

## Sonstiges

Enormous tax advantages through listed buildings. The farm buildings are architectural monuments in the sense of § 2 para. 1 and 2 of the Denkmalschutzgesetz NRW.

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

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

In addition to the tax advantages, you will receive low-interest loans from the KFW and often non-repayable financial support from the KFW.

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

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

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. In this way you would be informed automatically about new properties in the future.

Please visit our website at [www.home4you.info](http://www.home4you.info), where you will also find further information on subsidies and comparable properties that have already been completed.

## Energieausweis

Energieausweis

nicht erforderlich

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## Location

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

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

On a sunny day, immediately after entering the gardens of the historic courtyard, you will feel a total relaxation, you don't want to leave, immediately spread out a blanket, unpack red wine and cheese and enjoy your stay. You will feel a highly pleasant peace and quiet in the countryside and yet not far from the metropolises of the region.

Quality of living that will become priceless in just a few years.

Enjoy the oasis of peace every day. There is no more beautiful way to live in unspoiled nature, and your future tenants will certainly be enthusiastic about it when they rent out.

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

Only a few kilometres away from the conurbations of Cologne and Düsseldorf, our estates are situated in a first-class location with fast motorway access and ideal infrastructure.

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







Küche



Wohnzimmer 1



Impressionen innen 3



Außenbereich



Herrenhaus



Innenhof gesamt







Innenhof



Parkansicht



Terrassen



Impressionen innen 1



Impressionen innen 2



Impressionen innen 4





Impressionen Umgebung



offene Küche 1



offene Küche 2



Terrasse



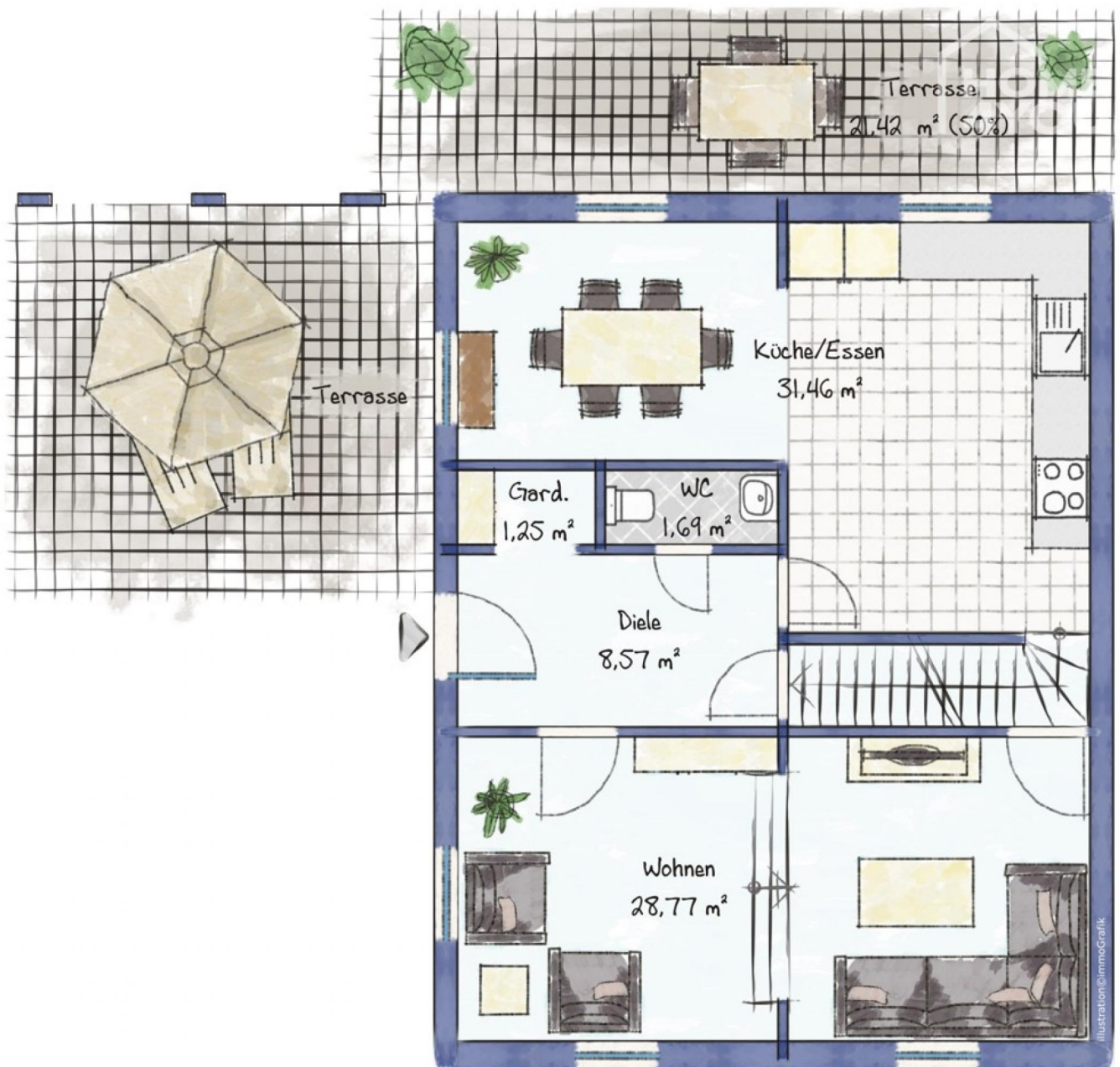
Wohnzimmer 2





# Grundriss

## Grundriss EG



# Grundriss

## Grundriss OG



# Grundriss

Grundriss DG

