

A one - family - house in Mediterranean Style with a large, functionally incorporated full sized garden

Karl-Böhm-Strasse 40, D-85598 Baldham / München - Germany

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Description of the 1st Prize :

Lovely house (double house half), 5 rooms, built in 1974. Positioned in south – western direction in a central location, surrounded by trees in an individual environment. The building (massive brick construction with good substance) can be expanded. Under – roof space can be used by constructive means. According to German Brandversicherungs-surkunde (German fire security act), the property is covered by an insurance of 361,800.--€. The land alone holds an estimated value of 320,000.--€. Availability: briefly

THE HOUSE:

Living Space: 156 m²
Add. Surface: 110 m²

THE LAND:

Total Surface: 498 m²
Parcel-No.: 1820/34



WITH A VERY GOOD INFRASTRUCTURE:

The site is placed in an optimal location, a short drive from central sites, and is therefore recommended for families with children. An Elementary School, gymnasium, and kindergarten are close by. There are also other possibilities in transportation, such as the S-Bahn (a German mixture between fast suburban train and subway), available in only a 4 – 5 minute walk, and access to the highway. Shops and supermarkets are also close to the property.

DATA OF THE OBJECT

Southern facing terrace, or Eastern facing breakfast terrace is possible; 1 single garage with add. parking lot in front; 1 parking lot directly in front of the house; Bathroom with window in which the sun can shine; 1 separate guest toilet; Kitchen with windows in which the sun can shine, and a door to the terrace; Floor: parquet, ceramic, marble; Glass protected veranda on the 1st floor; The house is completely equipped with Venetian blinds, which are electrically powered, 1st floor is manual

CONSTRUCTION

Massive brick construction with full size basement; Mural painted plaster; Brick saddle roof with covered edges in good general condition; All windows installed with isolation glass; 1st floor can be extended; Large hobby room, which is also possible for a living room; Heating system : oil – heating system and rebuilt chimney in 1992; Central warm water supply



Downtown Munich can be reached with a few minutes walk to the next downtown train stop. Baldham itself offers various shopping possibilities, many specialized doctors, pharmacies, banks and restaurants. A kindergarten, elementary school and gymnasium are situated directly in the village. For leisure time, a wide range of idle hours and sport activities are available. The "Heimstetter Lake" as well as the "Ebersberger Forest" are near Baldham -, and are ideal for walking and jogging because of countless green meadows and fields. Various beer gardens and excursions are just some possibilities in a spectrum of recreational activities.



GENERAL DESCRIPTION OF LOCATION

The area Baldham – Vaterstetten situated in the East of Munich is characterized by a mood which unites the feeling of country life and the heartbeat of the city. Here you are living in a countryside, an idyllic environment.

Otherwise, it is only 16 km from downtown Munich, and close to the new exhibition area of Munich Riem.

Via highway A 99, exit Ebersberg (which also leads to all other available highways in the area), Highway intersection Munich-East, and highway interstecion Munich-Riem (A 94), and intersections to the capital of Bavaria can be reached directly. The Munich Airport is also easily reachable via highway A 99.

