

Terraced house Griesheim town centre

This terraced house is located in a traffic-calmed zone with a central children's playground in the town centre of Griesheim. The market square is about 150 metres away, where the tram to Darmstadt departs. And if you want to go to the Ried. The Bar-le-Duc square is also less than 500 metres away, where the buses depart. Shops are located on Wilhelm-Leuschner-Str., also within walking distance.

To the house:

The entrance is located at the rear of the property. The car parking space is located at the front of the property. Access to the house is via a public path. This means that not everyone can get past the front door.

At the end of the entrance area there is a small storage area for wood, rubbish bins and bicycles.

The house, on the ground floor, has a living area, a guest toilet and a kitchen; you can access the garden via an attached conservatory. The conservatory impresses with lots of glass and a large sliding door into the garden; the house walls are already insulated.

The entrance area is laid with granite, as is the kitchen. There is a fitted kitchen in the kitchen, also with granite worktops. There is a vestibule between the entrance area and the kitchen, through which you then enter the living area. The dining area and the living area are laid with white Carrara marble. There is also a stove in the living area, which can warm the whole house in winter. The natural clay on the walls, which is ideal for allergy sufferers, is worth mentioning.

The cellar is accessed via a vestibule door. The staircase to the cellar is made of Carrara marble. In the cellar there is a storage room, a room in which the laundry area is located and a room in which there is a sauna with a shower. The floor in the basement is also tiled and has underfloor heating. The house supply is panelled behind wooden walls and is therefore not visible. Wooden doors make it possible to read the meters.

The first floor is accessed via a staircase with solid beech wood steps. On the first floor there are again two rooms, which are currently used as bedrooms or 'feel-good' rooms (before that it was a study and before that a children's room). The bathroom is also located on the first floor. In addition to the underfloor heating, it is possible to heat the two bedrooms via a combined air conditioning/heating unit or to cool them in summer. The floors in the rooms and in the hallway are laid with beech laminate, the bathroom has tiles on the floor and the entire floor has underfloor heating. The bathtub invites you to bathe as a couple.

An open staircase (the steps are solid beech wood) leads to the first floor, which already has sloping ceilings in places. There are also two rooms here, which are currently used as a study or guest room. In the study, the pitched roof is separated by solid wood from Team, so that storage space is also available here. A shower with WC is located between the two rooms.

These two rooms also have a combined heating/air conditioning unit, the floors are parquet and also have underfloor heating.

While other terraced houses do not utilise the attic and offer access via a simple staircase, this house has a further room, which is also reached via an open staircase (the steps are solid beech). There is a study here, which can of course also be used as another children's room. The sloping ceilings (staircase) are also designed as storage space. A glass and wooden wall separates the staircase from the room in the attic, so that it is still very easy to work upstairs. Naturally, this room also has a combined heating/air conditioning unit. As the floor is a rafter floor, this is the only room that does not have underfloor heating. The heating/water preparation system is also located in this room. The gas heating was renewed in 2018.

There is a WLAN access point on each floor, even for the garden (or an IT cable in some rooms). There is also a telephone in almost every room.

The energy performance certificate shows that there is virtually no more potential to save energy at a cost-covering level. An energy consultant recommended the selection of the built-in gas heating system. Balcony solar panels generated 500 kWh of electricity last year. Due to the changes in the law, it would now also be conceivable to install further solar panels on the south side of the roof, either to heat the water or to continue producing electricity for our own use.

The pictures on the website hopefully invite you to make an appointment to view the property.

As you have your own opinion about a town you live in, we once asked the AI to write something about Griesheim near Darmstadt.

Griesheim near Darmstadt is a charming small town in Hesse, characterised by its attractive location and high quality of life. With a population of around 28,000, Griesheim offers an ideal mix of urban convenience and rural tranquillity. The town is located just a few kilometres west of Darmstadt and is easily accessible both by car and by public transport.

Griesheim boasts a well-developed infrastructure that covers all the needs of everyday life. There is a wide range of shopping facilities, schools, nurseries and medical centres that provide excellent care. The town has several sports and leisure facilities, including clubs, parks and a well-developed network of cycle paths for outdoor activities.

A particular highlight of Griesheim is its rich history, which is reflected in numerous historical buildings and monuments. The town has its own charm, which is enhanced by traditional festivals and events throughout the year.

Thanks to its proximity to Darmstadt, a renowned science and university city, Griesheim's residents benefit from the diverse cultural and professional opportunities in the region. The connection to the Frankfurt/Rhine-Main metropolitan region also makes Griesheim an attractive place to live for commuters.

Overall, Griesheim is a lively and family-friendly place that offers both peace and quiet and good connections to urban centres. The combination of traditional atmosphere and modern quality of life makes Griesheim a sought-after place to live in the region.

The primary school is also in the immediate vicinity and can be easily reached on foot.

Free of commission for the buyer.

Ready for occupancy 1.10.2024