

Gussow

# Cozy vacation home with conservatory - your retreat in the countryside

*Property ID: 25206069*



**PURCHASE PRICE: 95.000 EUR • LIVING SPACE: ca. 59 m<sup>2</sup> • ROOMS: 3 • LAND AREA: 493 m<sup>2</sup>**

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## At a glance

Property ID	25206069	Purchase Price	95.000 EUR
Living Space	ca. 59 m <sup>2</sup>	Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Rooms	3		
Bathrooms	1		
Type of parking	1 x Car port, 1 x Outdoor parking space	Total Space	ca. 60 m <sup>2</sup>
		Equipment	Terrace, Garden / shared use

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## Energy Data

Energy Certificate

Legally not required



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## The property

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## A first impression

Charming vacation home with conservatory and carport on an idyllic plot

This cozy vacation home is situated on a plot of approx. 493 m<sup>2</sup> and is the ideal retreat for weekends, vacations and relaxing breaks in the countryside.

The living space is approx. 60 m<sup>2</sup> and is divided into an entrance area, a kitchen, a bathroom, a bedroom and a dining room. The highlight of the house is the spacious conservatory of around 25 m<sup>2</sup>, a light-flooded living area that creates additional space to relax and enjoy.

A carport with a small shed on the property offers practical storage space and additional benefits - be it for bicycles, garden tools or seasonal utensils.

Equipped with gas heating, the house can also be used in the cooler months and is therefore ideal for year-round use.

The property is lovingly landscaped and surrounded by greenery - an idyllic place to find peace and quiet, enjoy nature or spend sociable hours outdoors.

With a little creative fine-tuning, this house opens up numerous opportunities to realize your own ideas and turn it into a personal oasis of well-being.

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## Details of amenities

Plot size: approx. 493 m<sup>2</sup>

Living space: approx. 60 m<sup>2</sup>

Entrance area, bedroom, dining room, kitchen, bathroom  
spacious conservatory (approx. 25 m<sup>2</sup>)

Carport with small shed

Gas heating ? can be used all year round

Use as a vacation and weekend home (no permanent residence)

Lovingly landscaped plot with lots of greenery



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## All about the location

Bindow and Gussow in the municipality of Heidesee, nestled in the district of Dahme-Spreewald, offer an idyllic rural residential location that promises a safe and harmonious environment for families in particular. The region is characterized by a stable population structure and excellent basic services, which are complemented by convenient connections to Berlin via freeways and regional transport. Here, a quality of life close to nature and a peaceful atmosphere are combined with proximity to urban centers - ideal for families looking for peace and security without having to forego a good infrastructure.

The immediate surroundings offer a wide range of family-friendly amenities. Educational facilities such as kindergartens and elementary school are just a few minutes' walk away; for example, two kindergartens are around 24 minutes away on foot, while Friedersdorf elementary school can be reached in around 36 minutes. This proximity provides children with a protected yet nurturing learning environment. Pharmacies and doctors in the nearby area, such as the Margareten pharmacy and various specialists, which can be reached on foot in around 36 to 56 minutes, take care of the family's health. Leisure and recreation are not neglected either: playgrounds, sports facilities and parks invite you to enjoy outdoor activities together, many of which are within a 24 to 38-minute walk. In culinary terms, cozy restaurants and cafés such as the Bindower Dorfkrug, just a 6-minute walk away, enrich local life and create space for sociable hours with the family. Public transport connections are guaranteed by several bus stops within walking distance, around 7 to 13 minutes, making mobility easier for all family members.

Bindow and Gussow offer an incomparable home for families who value a safe, natural and at the same time easily accessible residential area. Here, the next generation will grow up in a loving community, embedded in an environment that combines security, education and joie de vivre at the highest level.

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## Other information

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## Contact partner

For further information, please contact your contact person:

Ariane & Andreas Gräfenstein

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Bölschestraße 106/107, 12587 Berlin  
Tel.: +49 30 - 65 66 0 5000  
E-Mail: [treptow.koepenick@von-poll.com](mailto:treptow.koepenick@von-poll.com)

*To the Disclaimer of von Poll Immobilien GmbH*

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