



## Excellent 10 Bed House For Sale In Vohl



### Information de l'agent

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Property Type:	Apartments
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 500,000

#### Location

Pays:	Allemagne
État/Région/Province:	Hesse
Ville:	Vohl
Adresse:	Am Mühlberg Vöhl
Indicatif régional:	34516
Soumis:	19/07/2024

Description:  
Excellent 10 Bed House For Sale In Vohl Germany

Esales Property ID: es5554236

#### Property Location

Am Mühlberg 1  
Vöhl  
34516  
Germany

#### Property Details

A Hidden Gem Awaits: Unveil Your Dream in the Idyllic Embrace of Vöhl, Germany



Imagine a haven of tranquility, a secluded sanctuary nestled amidst the verdant embrace of a German forest. This captivating 10-bedroom property, located in the highly sought-after town of Vöhl, offers a unique opportunity to create your dream home or a lucrative investment venture. With approximately 700 square meters of potential living space, this expansive property awaits your vision to transform it into a masterpiece.

### The Essence of Seclusion:

Step away from the hustle and bustle of everyday life and immerse yourself in the serene beauty of this secluded location. The property boasts breathtaking views of the Edersee (Eder Lake) and the Eder River, a panorama that will captivate you with its natural splendor. Imagine waking up to the gentle sounds of nature, your senses rejuvenated by the fresh forest air and the mesmerizing views that stretch before you.

### A Canvas for Your Dreams:

This exceptional property offers a blank canvas brimming with potential. The roof structure, roofing (including insulation), and plaster have all been meticulously updated within the past two years, providing a solid foundation for your renovation plans. Several south-facing windows have been recently replaced, ensuring ample natural light throughout the living space. The remaining windows, installed in 2006, are still in excellent condition, further minimizing the scope of renovation required. With the interior stripped down and ready for your vision, the possibilities are endless.

### Unveiling the Potential:

Venture inside and discover approximately 20 rooms, including 10 generously sized bedrooms. This versatile layout can be reconfigured to create 6 to 8 distinct living units, catering to a multitude of needs. Whether you envision a spacious single-family home, a multi-generational haven, or a lucrative investment opportunity, this property can be tailored to suit your desires.

### Investment Considerations:

It's important to acknowledge that two smaller apartments, one on the ground floor and one on the second floor, are currently occupied by tenants with right of residence until 2028. This presents a potential income stream during the renovation process, while also offering long-term tenants who are already familiar with the property.

### Beyond the Walls:

The allure of this property extends far beyond its captivating interior. A private garage provides secure parking for your vehicle, while two carport spaces and additional outdoor parking spots offer ample space for residents and guests. For outdoor enthusiasts, the surrounding hills and mountains beckon with endless opportunities for hiking and cycling adventures. Immerse yourself in the beauty of the German countryside, explore hidden trails, and rediscover the joy of being enveloped by nature.



## The Enchantment of the Edersee:

The jewel in the crown of this property is undoubtedly its proximity to the Edersee and the Eder River. This captivating lake and river system offer a plethora of recreational activities for the entire family. Imagine refreshing swims in the crystal-clear waters of the Edersee, exhilarating canoeing adventures, or embarking on scenic boat tours that unveil the hidden beauty of the surrounding landscape.

## A Gateway to Adventure:

For more information on the myriad activities and experiences that await you at the Edersee, visit the official website provided (link included). This exceptional property offers a gateway to a life enriched by nature, serenity, and endless possibilities for adventure.

## Embrace the Potential:

Whether you envision a luxurious single-family home, a multi-generational haven, or a lucrative investment opportunity, this 10-bedroom haven in Vöhl offers an opportunity to create something truly special. With a solid foundation in recent renovations, a versatile layout, and the idyllic setting of the Edersee region, this property awaits your vision. Contact us today to schedule a viewing and embark on your journey of transforming this hidden gem into your dream come true.

## ABOUT THE AREA

Nestled amidst the rolling hills of Hesse, Germany, lies the charming town of Vöhl. This captivating destination offers a delightful blend of natural beauty, rich history, and a warm, welcoming atmosphere, making it the perfect escape for nature lovers and history buffs alike. Imagine strolling along cobbled streets lined with traditional half-timbered houses, their colorful facades adding a touch of whimsy to the townscape. Friendly locals greet you with warm smiles, and the aroma of freshly baked bread wafts from inviting cafes and bakeries. Explore the town's historical core, where remnants of its past whisper tales of bygone eras. The impressive Evangelical Church, dating back to the 15th century, stands as a testament to Vöhl's architectural heritage. Beyond its charming town center, Vöhl boasts a strategic location, serving as the gateway to the captivating Kellerwald-Edersee Nature Park.

## A Haven for Outdoor Enthusiasts:

Vöhl is a haven for outdoor enthusiasts, offering a plethora of activities to immerse yourself in nature's embrace. The town borders the sprawling Kellerwald-Edersee Nature Park, a wonderland of verdant forests, rugged mountains, and hidden waterfalls. Lace up your hiking boots and explore numerous trails that weave through the park, each offering breathtaking vistas of the surrounding landscape. For a refreshing dip, head to the crystal-clear waters of the Edersee, a man-made lake renowned for its beauty and recreational activities. Rent a kayak or paddleboat and explore the serene lake at your own pace, or simply relax on the sandy shores and soak up the sunshine. In the winter, the surrounding hills transform into a winter wonderland, perfect for cross-country skiing and snowshoeing adventures.



## Exploring the Edersee:

The Edersee, a mesmerizing centerpiece of the region, offers a plethora of recreational activities beyond its natural beauty. Take a scenic boat tour and discover hidden coves, charming villages, and historic landmarks that dot the shoreline. Embark on a thrilling jet ski adventure or test your balance on a stand-up paddleboard. For a touch of historical intrigue, explore the remnants of submerged villages that were flooded during the Edersee's creation, offering a glimpse into the region's past. In the charming villages that line the lake, indulge in delicious regional cuisine at traditional restaurants, or sample local wines and craft beers at cozy cafes.

## A Perfect Base for Exploration:

Vöhl's strategic location makes it the perfect base for exploring the wider region. The vibrant city of Kassel lies just a short drive away, offering a wealth of cultural attractions, museums, and historical landmarks. Venture further afield and discover the enchanting fairytale-like villages of the Schwalm region, renowned for their half-timbered houses and traditional crafts. Whether you seek outdoor adventures, historical exploration, or cultural immersion, Vöhl offers a captivating starting point for your German adventure.

## MAiN FEATURES:

- \* 700m<sup>2</sup> of living space
- \* 13139m<sup>2</sup> plot
- \* 10 Bedrooms
- \* 6 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Germany
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

Contact us today to buy or sell property in Germany fast online

Condition: Excellent

### **Commun**

Chambres:	10
Salle de bains:	6
Pied carré fini:	700 m <sup>2</sup>

### **Lease terms**

Date Available:



## Information additionnelle

Virtual tour URL:

[https://www.youtube.com/embed/T7SIxJOoQd8?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent](https://www.youtube.com/embed/T7SIxJOoQd8?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent)

## Contact information

IMLIX ID:

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