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NEW! PROPERTY EXPOSÉS

FOR SALE · €599,000

EDEL Investment GmbH
As of: 13 November 2026

Detached, quiet – with evening sun in the garden.

Detached family home (built 1965) in a quiet cul-de-sac in Bergisch Gladbach-Hand: approx. 145 m² living space, a 454 m² plot with a west-facing garden, garage and parking space. The primary school is about 60 m away. Purchase price €599,000 in its current condition – the need for modernisation is stated openly.





Key facts at a glance · Heimstättenweg 25, 51469 Bergisch Gladbach-Hand

PURCHASE PRICE €599,000	**LIVING SPACE** approx. 145 m² (ground + upper floor)	**PLOT** 454 m²
ROOMS 6 + kitchen, bathroom, guest WC	**YEAR BUILT** 1965	**GARAGE / PARKING** Garage + parking space

Who this home suits

Young families

A cul-de-sac without through traffic, primary school about 60 m away, four rooms upstairs. Energy class H is a prerequisite for the KfW programme “Jung kauft Alt” (young buyers of older homes).

Renovators

Solid construction from 1964/65 with openly documented modernisation needs: windows, heating, insulation, bathrooms, electrics and basement waterproofing.

Commuters & home office

S-Bahn S11 from Bergisch Gladbach or Cologne-Dellbrück direct to Cologne Central (about 25 minutes), plus a study with its own door on the ground floor.

Energy performance certificate (Mandatory details under Section 87 GEG (German Buildings Energy Act))

Certificate type: Energy demand certificate (residential building) · Final energy demand: 298.4 kWh/(m²·a) · Main energy source: Heating oil · Year built (per certificate): 1965 · Energy efficiency class: H · Valid until: 01.01.2035

Commission: Buyer's commission 3.00% plus 19% VAT (3.57% incl. VAT) on the notarised purchase price, due on conclusion of the notarial purchase contract; Section 656c BGB applies. Brokered by EDEL Investment GmbH (licensed broker under Section 34c GewO).

Note on personal ties: there are personal connections between EDEL Investment GmbH and the owners of the property. EDEL Investment GmbH acts exclusively as broker. The house is offered in its current condition. Images labelled as AI visualisations show a possible modernisation, which is not included in the price. All details are based on information provided by the owner and are given without guarantee. Errors and prior sale excepted.

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