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COSWIG (ANHALT)-JEBER-BERGFRIEDEN · PROPERTY · VACANT

Two buildings on three plots in Jeber-Bergfrieden near Dessau

Around 1920 building with 360 m², offices on the ground floor and a flat above, needs renovation

€79,000

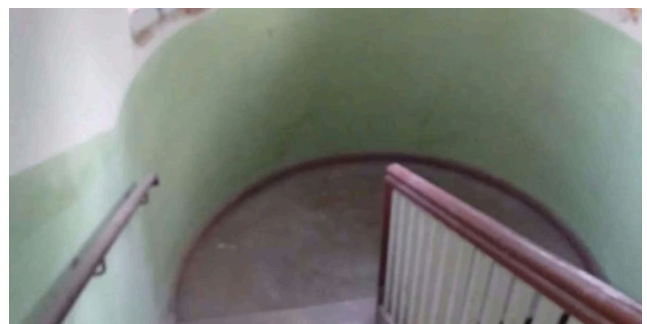
360 m²



Luba Baumgärtner

Your contact for this property

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The property

A main building of 360 m² and a separate 65 m² outbuilding stand on three adjoining plots totalling just under 2,300 m². The house is estimated to date from around 1920. The last renovation took place in the 1980s, so substantial work is needed. Part of the land carries registered easements in favour of the town. The property is not a listed building.

The ground floor was used for offices and services. It has 160 m² with six rooms, one WC and three separate entrances, and a 70 m² extension adjoins the main building. Upstairs is a 4-room flat of 110 m² with its own entrance. It gets good daylight and looks out over the village and the forest. According to the seller, a buyer can register it as a main residence straight away.

Below is a cellar with ceiling heights between 2.4 and 2.7 m. The attic is large, and the seller considers it suitable for conversion into a further flat. Electricity and water connections are new. Repairs have begun, including new sanitary installations and PVC windows. Heating is still by individual stoves, and the heating system needs renovation.

The second building serves as a garage with an adjoining plant room. Running costs are low at present: about €60 a month for water and sewage, and property tax of about €250 a quarter.

360 m² main building plus 65 m² outbuilding

Three adjoining plots, almost 2,300 m²

110 m² flat with separate entrance

160 m² commercial ground floor

New electrics and water connections

Attic with conversion potential

Not a listed building

Key facts

Type	Property
Town	Coswig (Anhalt), Jeber-Bergfrieden
Federal state	Saxony-Anhalt
Postcode	06862
Living area	360 m ²

Plot	2,285 m ²
Year of construction	1920
Status	vacant
Reference	6993uu

The location

Jeber-Bergfrieden is a village belonging to the town of Coswig (Anhalt) in Saxony-Anhalt, in the district of Wittenberg. It lies at the edge of the Fläming nature park, a rural area of forest and farmland. The nearest larger towns are Dessau-Roßlau about 15 km away, Zerbst about 20 km away and Lutherstadt Wittenberg about 35 km away. All of them can be reached by regular bus services.

The A9 motorway is about 9 km away. By road, Halle is around 60 km away, Leipzig around 70 km and Berlin around 90 km. According to the seller, regional trains run hourly between 06:00 and 22:00 towards Berlin and Leipzig. There is a bus stop in front of the building, along with parking spaces and bicycle stands. A kindergarten and a primary school are nearby.

Who it suits. A buyer prepared to take on a full renovation, who wants to combine living and working on one large plot within reach of Dessau, Leipzig and Berlin.

[More properties in Coswig \(Anhalt\) →](#)

What it costs in total

Real estate transfer tax (Saxony-Anhalt, €3,950
5%)

Notary and land register (approx. 1.5–2%) €1,185–1,580

Agency commission €5,000 incl. VAT

Guide figures based on the asking price. The commission and who pays it are set out in the brokerage agreement, in line with German law (§§ 656a–656d BGB).

Information on your right of withdrawal

Cancellation policy

If a brokerage contract is concluded, consumers have the following right of withdrawal:

Right of withdrawal

You have the right to withdraw from this brokerage contract within fourteen days without giving any reason.

The withdrawal period will expire after fourteen days from the day of the conclusion of the contract.

To exercise the right of withdrawal, you must inform us (L&B Immobiliya EuRuS GmbH, Frankfurter Allee 18, 10247 Berlin, Tel.: +49 30 762 149 75, E-Mail: info@immobiliya.com) of your decision to withdraw from this contract by an unequivocal statement (e.g. a letter sent by post or an email). You may use the attached model withdrawal form, but it is not obligatory.

To meet the withdrawal deadline, it is sufficient for you to send your communication concerning your exercise of the right of withdrawal before the withdrawal period has expired.

Effects of withdrawal

If you withdraw from this contract, we shall reimburse to you all payments received from you, including the costs of delivery (with the exception of the supplementary costs resulting from your choice of a type of delivery other than the least expensive type of standard delivery offered by us), without undue delay and in any event not later than fourteen days from the day on which we are informed about your decision to withdraw from this contract. We will carry out such reimbursement using the same means of payment as you used for the initial transaction, unless you have expressly agreed otherwise; in any event, you will not incur any fees as a result of such reimbursement.

If you requested to begin the performance of services during the withdrawal period, you shall pay us an amount which is in proportion to what has been provided until you have communicated to us your withdrawal from this contract, in comparison with the full coverage of the contract.

End of cancellation policy

German original

Widerrufsbelehrung

Im Falle eines zustande kommenden Maklervertrages haben Verbraucher das folgende Widerrufsrecht:

Widerrufsrecht

Sie haben das Recht, binnen vierzehn Tagen ohne Angabe von Gründen den Maklervertrag zu widerrufen.

Die Widerrufsfrist beträgt vierzehn Tage ab dem Tag des Vertragsabschlusses.

Um Ihr Widerrufsrecht auszuüben, müssen Sie uns (L&B Immobiliya EuRuS GmbH, Frankfurter Allee 18, 10247 Berlin, Tel.: +49 30 762 149 75, E-Mail: info@immobiliya.com) mittels einer eindeutigen Erklärung (z. B. ein mit der Post versandter Brief oder eine E-Mail) über Ihren Entschluss, diesen Vertrag zu widerrufen, informieren. Sie können dafür das beigefügte Muster-Widerrufsformular verwenden, das jedoch nicht vorgeschrieben ist.

Zur Wahrung der Widerrufsfrist reicht es aus, dass Sie die Mitteilung über die Ausübung des

Widerrufsrechts vor Ablauf der Widerrufsfrist absenden.

Folgen des Widerrufs

Wenn Sie diesen Vertrag widerrufen, haben wir Ihnen alle Zahlungen, die wir von Ihnen erhalten haben, einschließlich der Lieferkosten (mit Ausnahme der zusätzlichen Kosten, die sich daraus ergeben, dass Sie eine andere Art der Lieferung als die von uns angebotene, günstigste Standardlieferung gewählt haben), unverzüglich und spätestens binnen vierzehn Tagen ab dem Tag zurückzuzahlen, an dem die Mitteilung über Ihren Widerruf dieses Vertrags bei uns eingegangen ist. Für diese Rückzahlung verwenden wir dasselbe Zahlungsmittel, das Sie bei der ursprünglichen Transaktion eingesetzt haben, es sei denn, mit Ihnen wurde ausdrücklich etwas anderes vereinbart; in keinem Fall werden Ihnen wegen dieser Rückzahlung Entgelte berechnet.

Haben Sie verlangt, dass die Dienstleistungen während der Widerrufsfrist beginnen soll, so haben Sie uns einen angemessenen Betrag zu zahlen, der dem Anteil der bis zu dem Zeitpunkt, zu dem Sie uns von der Ausübung des Widerrufsrechts hinsichtlich dieses Vertrags unterrichten, bereits erbrachten Dienstleistungen im Vergleich zum Gesamtumfang der im Vertrag vorgesehenen Dienstleistungen entspricht.

Ende der Widerrufsbelehrung

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