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· info@immobiliya.com

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

## Two buildings on 2,285 m<sup>2</sup> of land in Jeber-Bergfrieden, Coswig

Office floor, 4-room flat and garage building on three adjoining plots totalling 2,285 m<sup>2</sup>

€79,000

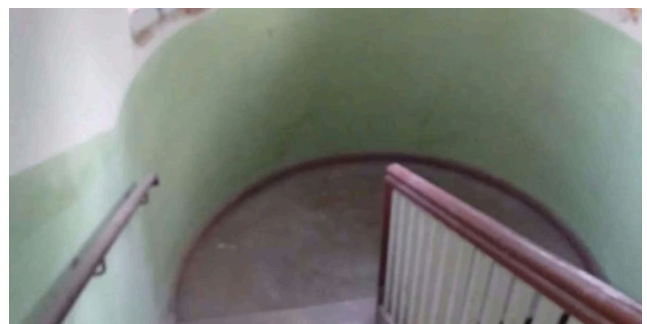
2,285 m<sup>2</sup>



**Luba Baumgärtner**

Your contact for this property

Luba Baumgärtner · +49 30 762 149 76 · WhatsApp +49 151 226 875 19 ·  
info@immobiliya.com · <https://immobiliya.com/properties/property-coswig-anhalt-6993vv>





## The property

Three adjoining plots with a combined area of 2,285 m<sup>2</sup> are offered together with two buildings. The main building has about 360 m<sup>2</sup> and dates from around 1920. A separate outbuilding adds 65 m<sup>2</sup>. Parts of the land carry registered easements in favour of the town. The property is not a listed monument.

On the ground floor of the main building there are 160 m<sup>2</sup> of office and service space. This floor has six rooms, one WC and three separate entrances. A 70 m<sup>2</sup> extension is attached to the building and can be used for business purposes. The upper floor holds a 4-room flat of 110 m<sup>2</sup> with its own entrance and views over the town and the forest. It can be registered as a main residence straight away. The cellar has ceiling heights between 2.4 and 2.7 m. The large attic could be converted into a further flat, subject to planning permission.

The building needs renovation. The last full refurbishment was in the 1980s. Electricity and water connections are new. Work has already started, including new plumbing and PVC windows. Heating is by stoves, and the heating system needs renovation. The second building is used as a garage with an adjoining technical room.

Running costs are low. Water and sewage cost about €60 a month, and property tax is about €250 a quarter.

2,285 m<sup>2</sup> across three adjoining plots

160 m<sup>2</sup> office floor, three entrances

110 m<sup>2</sup> flat with own entrance

Attic with conversion potential

New electrics and water connections

Not a listed building

A9 motorway 9 km away

## Key facts

| Type          | Property                           |
|---------------|------------------------------------|
| Town          | Coswig (Anhalt), Jeber-Bergfrieden |
| Federal state | Saxony-Anhalt                      |
| Postcode      | 06862                              |
| Living area   | 2,285 m <sup>2</sup>               |

|                      |                      |
|----------------------|----------------------|
| Plot                 | 2,285 m <sup>2</sup> |
| Year of construction | 1920                 |
| Status               | vacant               |
| Reference            | 6993vv               |

## The location

Jeber-Bergfrieden is a village belonging to the town of Coswig (Anhalt) in the district of Wittenberg, Saxony-Anhalt. It lies at the edge of the Fläming Nature Park, a rural landscape of woods and low hills between the Elbe and Brandenburg. Dessau-Roßlau, home of the Bauhaus, is about 15 km away. The centre of Coswig is also about 15 km away, Zerbst about 20 km and Lutherstadt Wittenberg, the town of the Reformation, about 35 km. There is a kindergarten and a primary school in the area. Buses, including school buses, connect the village with these towns.

Berlin is about 90 km away, Leipzig about 70 km and Halle about 60 km. The A9 motorway is 9 km from the property. According to the seller, regional trains run every hour towards Berlin and Leipzig between 06:00 and 22:00. A bus stop, parking spaces and bicycle stands are directly in front of the building.

**Who it suits.** This property suits a buyer with time and a renovation budget who wants to live above a business or let the flat and office space separately, within reach of Berlin and Leipzig.

[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](mailto: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](mailto: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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**Luba Baumgärtner**

L&B Immobiliya EuRuS GmbH

**WhatsApp** +49 151 226 875 19

**Mobile** +49 151 226 875 19

**Phone** +49 30 762 149 76

**Email** [info@immobiliya.com](mailto:info@immobiliya.com)