



EXCLUSIVE PROPERTY BROCHURE

Extravagant Loft Maisonette with breathtaking view

PROPERTY REFERENCE

C21_GHAH_49123

At a glance

148 m² gallery apartment · Freestanding bathtub under skylights · Sale without built-in furniture and kitchen · 86510 Ried, district of Aichach-Friedberg

PROPERTY TYPE

Maisonette apartment

LIVING AREA

148 m²

ROOMS

3

YEAR BUILT

2021

ENERGY CLASS

A+

FINAL ENERGY

33,00 kWh/(m²·a)

LOCATION

86510 Ried

HEATING

Gas underfloor heating

A living experience that leaves nothing to be desired.

For sale is a sensationally beautiful and bright maisonette apartment in a multi-family house in Ried, near Pfaffenhofen an der Glonn. Upon entering, a spacious, light-flooded sense of space with high-quality fittings unfolds. The sale does not include built-in furniture or a kitchen — ideal for buyers who want to give free rein to their individual living ideas.

The upper floor is divided into a bedroom with an adjoining master shower room in grey granite, with a walk-in shower and daylight window. Adjacent is a children's room — currently used as a dressing room and can be reactivated at any time. Opposite is a practical guest toilet with a washbasin.

The view from the balcony immediately lets you feel the tranquility — the wide view into the unobstructed green valley is overwhelming and invites you to dream.

The wide spiral staircase leads to the gallery floor — the absolute highlight of the property. The living room and a fantastic bathroom with a freestanding bathtub below the skylights invite you to relax. The spaciousness and openness of the gallery living space is impressive and breathtaking.

Selected impressions



High-quality down to the last detail.

Busch-Jaeger Smart Home, gas underfloor heating adjustable in every room, double carport with EV wallbox — this maisonette was built in 2021 uncompromisingly for living quality. Sale without built-in furniture and kitchen.

86510 Ried — rural, quiet, perfectly connected.

86510 Ried is located in the Swabian district of Aichach-Friedberg in Bavaria and offers a quiet, rural residential area with good connections to the surrounding cities. The municipality impresses with its natural surroundings, established local structures, and a pleasant living environment for families, commuters, and those seeking peace and quiet.

Shopping facilities, bakeries, medical care, kindergartens, and schools are easily accessible in the surrounding municipalities and cities. Not to forget: the nearby golf course. In terms of transport, there are good connections to Augsburg, Friedberg, Aichach, and Munich via federal and state roads.

The surroundings are characterized by meadows, fields, and local recreation areas and offer numerous opportunities for walks, bike rides, and leisure activities in the countryside.

Request exposé or secure an appointment.

Including floor plans, energy certificate details and all technical data sheets.

Choose your preferred date — Gerhard Hahn confirms personally within 24 hours.

Information & notices

This brochure is not a contractual offer. Errors, changes and prior sale reserved.

PROVIDER & CLIENT

FREITAG® Immobilien GmbH, represented by Managing Director Gerhard Hahn. Permission according to § 34c GewO granted by the state capital Munich. The marketing is based on a written brokerage agreement with the owner.

COMMISSION (BAVARIA, § 656C BGB)

Buyer's commission: 3,57 % of the notarized purchase price incl. 19 % VAT. The seller pays a commission in the same amount (dual agency acc. to § 656c BGB). The commission is earned and due upon conclusion of a notarized purchase agreement.

ENERGY CERTIFICATE (§§ 80 FF. GEG)

Consumption certificate, year built 2021, final energy consumption 33,00 kWh/(m²·a), main energy source natural gas, heating gas underfloor heating. Energy efficiency class A+. The original energy certificate will be presented during the viewing and is included in the complete exposé.

RIGHT OF WITHDRAWAL & CONSUMER INFORMATION

Consumers within the meaning of § 13 BGB have a statutory right of withdrawal acc. to §§ 312g, 355 BGB for contracts concluded outside business premises and for distance contracts. You only agree to the commencement of brokerage activities before the expiry of the withdrawal period if this is expressly requested. You will receive detailed instructions on withdrawal before concluding the contract.

MONEY LAUNDERING ACT (GWG)

As an obligated party under § 2 Para. 1 No. 14 GwG, we are legally obliged to establish the identity of the contracting party and, if applicable, the beneficial owner before concluding a brokerage agreement or at the latest before the notarized purchase agreement (presentation of an official photo ID).

DATA PROTECTION

The processing of your personal data is based on Art. 6 Para. 1 lit. b and f GDPR for the initiation and execution of the brokerage agreement. Details and your rights (information, correction, deletion, objection) can be found in our Privacy Policy.

LIABILITY & ACCURACY OF INFORMATION

All information in this exposé is based on information from the owner and documents available to us. They have been carefully researched, but without guarantee for accuracy, completeness, and timeliness. Only the notarized purchase agreement is decisive. Advice on tax, legal, or financing issues is not owed — for this we recommend consulting qualified specialist advisors. Subject to prior sale.

YOUR PERSONAL CONTACT

FREITAG® Immobilien GmbH

info@freitag.immobilien · www.freitag.immobilien