



## 175 sqm living oasis with up to 10 beds near the exhibition center and the banks of the Rhine



### Information de l'agent

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### Détails de l'annonce

Propriété à: Louer  
Prix: USD 4,283.23

### Location

Pays: Allemagne  
État/Région/Province: Rhénanie du Nord-Westphalie  
Ville: Cologne  
Indicatif régional: 51105  
Soumis: 14/01/2025

### Description:

Feel good & relax! Unique furnishing style - equally refreshing, unconventional and absolutely full of life. The rustic outdoor area already gives an idea of what awaits you in the house-in-house accommodation. A total of 10 possible sleeping places, 2 bathrooms, plenty of space for socializing are spread over 2 floors. The location The detailed restored, listed brick house from 1880 is located in the old town center of Cologne-Poll - just a stone's throw away from the "Poller Wiesen" the most popular bank of the Rhine in Cologne. Here, Cologne residents and tourists alike celebrate the annual outdoor life or use the appealing location for various sports. Those who love walks or bike tours will find almost endless paths along the shore in both directions. The green "Veedel", as the districts are called in Cologne, houses restaurants for almost every culinary requirement and "budget" within walking distance. The generous 175 m<sup>2</sup> of the maisonette construction are spread over two floors. Here the contrasts of historical architecture are intentionally combined with progressive furnishing elements. Living room / fireplace room / library In the middle of the open-plan living room, the futuristic fireplace forms the heart of the two areas. On the left is the cozy library (equipped with a sofa bed) and on the right is the "Chillout Room" where you can watch your home cinema via the projector as you please screen or the mobile smart TV. The large, comfortable sofa offers space for several people. kitchen The stylish kitchen is fully equipped with everything imaginable for working in good company on the cozy cooking island. If you would rather just linger at the rustic solid wood bar, it is not far to the gigantic fridge in the open pantry. lounge & outdoors Two steps down lead to the adjoining kitchen lounge, which can be completely opened up to the cozy terrace when the weather is sunny. ... and of course we also thought of the cool & practical



outdoor grill 2 Bedrooms The two stylish bedrooms offer the best sleeping comfort, thanks to the exceptionally good sleeping systems (180 cm double beds each - cannot be pulled apart) Additional sleeping places (up to 6) Library sofa bed 140 × 200 with extra topper (1-2 people) Living room large lounge sofa 90 × 220 with extra topper (1 person) Kitchen lounge lounge sofa cozy emergency sleeping place with extra topper (1 person) Mansard 2 armchair beds 95 × 200 with extra toppers (2 people) 2 bathrooms The two daylight bathrooms are extremely spacious. Both bathrooms impress with their extraordinary architectural details and noteworthy wellness components such as XXL showers (on the top floor with massage jets) and a whirlpool. Work & relax The mansard on the top floor offers a place to retreat – two extremely comfortable lounge chairs can be converted at will – from a relaxation chair (feet up) to cozy and full-fledged sleeping places. The gigantic, antique desk - very old school - on which you can comfortably spread out your home office is equipped with a modern printer (USB - plug-in), tv All rooms and areas including the kitchen are equipped with smart TVs. utility room practical chamber in the attic with washing machine / dryer Smoking Of course smoking is not allowed in the house. The small, charming inner courtyard can be used as a "smoking area" if required. There is no shelter YET. Equipment summary WiFi 5 Smart TVs with Disney projector Chimney Firewood (can be booked for a fee if required) Fluffy towels in all sizes Comfortable 100% cotton bedding 8 bathrobes in all sizes from S-XXL 3 high quality hair dryers Iron & ironing board 2 vacuum cleaners (one on each floor) washer/dryer Cookware (various pans and pots) for almost all cooking/baking scenarios extensive range of kitchen utensils Toaster Sandwich maker / grill steamer air fryer XXL fridge-freezer combination (2-door system) XXL Vario ceramic hob Oven – with many practical functions Electric table grill microwave (small) food processor Mixer with extra functions Filter coffee machine with 2 thermos flasks capsule coffee machine Kettle with temperature selection Outdoor grill with storage space (on the terrace very close to the kitchen) Shopping Supermarkets & bakers within walking distance 700 m Flower shop within walking distance 800 m Kiosk within walking distance 300 m Gas station drive 4 min Cologne city center 17 min drive or with the tram line 7 from the Salmstrasse stop mobility Stadtbahn line 7 stop Salmstraße within walking distance 450 m Motorway A4 Cologne Poll drive 4 min distances 0.1 km to the Rhine and the Poller meadows with many leisure activities 0.1 km - 0.9 km restaurants and beer gardens, etc. 0.15 km bus stop line 159 0.7 km light rail line 7, 0.7 km shops for daily needs 1.5 km Autobahn connection "Cologne-Poll" A4, 3.5 km Cologne Arcaden (shopping mall), 4 km to the Lanxess Arena 4.5 km to Cologne Trade Fair 4.5 km Cologne old town (bar area) 5 km to the cathedral and main station 6.5 km to the University of Cologne 12 km to Cologne/Bonn Airport

## Commun

Pied carré fini: 175 m<sup>2</sup>

## Room details

Total rooms: 6

## Building details

Parking: Oui

## Lease terms

Date Available:

## Information additionnelle



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## **Contact information**

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