



## Redevelopment Project for Sale in Groningen Germany

### Informazioni sull'Agente

Nome:	Niall Madden
Nome della ditta:	Esales Property Limited
Nazione:	United Kingdom
Experience since:	2002
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
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Languages:	English
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 45,256.35

### Posizione

Nazione:	Germany
Stato / Regione / Provincia:	Saxony-Anhalt
Indirizzo:	Groningen Germany
Cap:	39397
Pubblicato:	18/03/2025

Descrizione:  
Redevelopment Project for Sale in Groningen Germany

Esales Property ID: es5554534

Reichenstrasse 17,

Groningen Germany

A Canvas of Potential: Redevelopment Opportunity in Gröningen, Germany

Nestled within the tranquil, historic municipality of Gröningen, Germany, a compelling redevelopment project awaits, offering a unique opportunity to transform a substantial property into a bespoke residential haven. Situated at Reichenstrasse 17, this German investment property presents a chance to capitalize on the region's burgeoning appeal and create a dwelling tailored to modern needs while preserving the area's rich heritage.



## Gröningen: A Tapestry of History and Tranquility:

Gröningen, a charming rural municipality with approximately 4,200 inhabitants, exudes an authentic German village ambiance. Its distinctive architecture, characterized by ornate timber frame buildings, reflects the region's historical significance. The property's location, near the Bode river and the surrounding countryside, offers a peaceful retreat from the hustle and bustle of urban life.

Strategically positioned at the heart of Germany, Gröningen provides convenient access to major cities and attractions. The medieval city of Magdeburg, a cultural and economic hub, is just 22 miles away. Halle, Leipzig, and Berlin, with their vibrant urban landscapes, are within a commutable distance. The popular tourist region of the Harz Mountains, a haven for outdoor enthusiasts, is a mere 15 miles away, offering a plethora of leisure activities and facilities.

## Redevelopment Potential: A Vision of Modern Living:

The property, formerly utilized as four apartments, offers a blank canvas for redevelopment, subject to planning permission. Spanning approximately 1,750 square feet, the building presents ample space for transformation. The plot size of 453 square meters provides sufficient land for potential extensions or landscaping.

The property's current layout suggests the possibility of creating a spacious single-family residence or maintaining multiple dwelling units, depending on the developer's vision and market demand. The potential to create a property with up to eight bedrooms and eight bathrooms exists within the current structure and plot size, allowing for a luxury home or a high return investment property.

The vacant status of the property enables immediate commencement of redevelopment, offering a swift path to realizing the project's potential. The opportunity to infuse modern design elements while preserving the building's historical character creates a unique selling proposition.

## Strategic Location and Accessibility:

Gröningen's central location within Germany enhances its appeal as an investment destination. The town's proximity to major cities, coupled with its tranquil rural setting, offers a balanced lifestyle.

Leipzig/Halle Airport, the nearest international airport, is approximately 56 miles away, providing convenient access to domestic and international destinations. The former Air Berlin route to London Stansted, while no longer operational, highlights the region's accessibility to major European cities.

The region's infrastructure, including road and rail networks, facilitates seamless travel to and from Gröningen. The town's connectivity to major urban centers enhances its appeal for residents and investors seeking a balance of rural living and urban convenience.

## Investment Opportunity and Market Potential:



The redevelopment project in Gröningen presents a compelling investment opportunity, capitalizing on the region's growing appeal and the increasing demand for quality housing. The town's tranquil setting, coupled with its proximity to major cities and attractions, enhances its attractiveness for both residents and tourists.

The potential to create a bespoke residential property, tailored to modern needs and preferences, offers a unique selling proposition. The ability to transform the property into a luxury dwelling or maintain multiple dwelling units provides flexibility and maximizes return on investment.

The region's tourism sector, particularly the Harz Mountains, contributes to the demand for accommodation, offering potential for short-term or long-term rental income. The town's authentic German charm and historical significance further enhance its appeal for tourists seeking an immersive cultural experience.

#### Preserving Heritage, Embracing Modernity:

The redevelopment project in Gröningen presents an opportunity to preserve the town's historical heritage while embracing modern living. The ability to restore and enhance the property's original architectural features, such as the timber frame elements, adds to its character and appeal.

The integration of modern amenities, such as energy-efficient systems, smart home technology, and contemporary interior design, ensures that the property meets the needs of today's discerning buyers. The balance between historical preservation and modern innovation creates a unique and desirable living space.

#### A Vision for the Future:

The redevelopment project at Reichenstrasse 17 in Gröningen represents more than just a real estate investment; it embodies a vision for the future of this charming German municipality. By transforming this property into a modern residential haven, developers can contribute to the town's revitalization and enhance its appeal as a desirable place to live and visit.

The opportunity to create a bespoke dwelling, tailored to individual preferences and needs, offers a unique and rewarding experience. The potential to capitalize on the region's growing appeal and the increasing demand for quality housing makes this redevelopment project a truly exceptional investment opportunity.

#### Key Features:

- \* Location: Reichenstrasse 17, Gröningen, Germany
- \* Property Type: Redevelopment Project (Former Apartments)
- \* Size: Approximately 1,750 square feet
- \* Plot Size: 453 square meters
- \* Potential: 8 bedrooms and 8 bathrooms after redevelopment.
- \* Accessibility: Proximity to Magdeburg, Halle, Leipzig, Berlin, Harz Mountains



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- \* Airport: Leipzig/Halle Airport (approximately 56 miles)
  - \* Condition: Vacant, suitable for development
  - \* Architectural Style: Traditional German timber frame buildings

This redevelopment project offers a unique opportunity to create a bespoke residential property in a charming and historic German municipality.

## About the Area

Gröningen is a small town situated in the Börde district of Saxony-Anhalt, Germany. It is a town with a rich historical background, reflecting the typical charm of a rural German community. The town's architecture and layout often feature traditional German styles, providing a glimpse into the region's historical development. The pace of life in Gröningen is generally slower, offering a peaceful environment for residents and visitors alike.

The town's surrounding area is characterized by the fertile plains of the Magdeburg Börde, an agricultural region known for its productive farmland. This landscape contributes to the town's rural character and provides opportunities for outdoor activities such as hiking and cycling. Gröningen, like many small German towns, maintains a strong sense of community, often centered around local traditions and events.

Culturally, Gröningen may host local festivals and events that reflect the traditions of Saxony-Anhalt. The town's historical buildings and sites offer insights into its past, and visitors can experience the authentic atmosphere of a small German town.

When considering travel to Gröningen, the nearest major airports are:

- \* Hannover Airport (HAJ): This is a larger airport offering a wider range of domestic and international flights.
- \* Leipzig/Halle Airport (LEJ): Another viable option, providing both domestic and international connections.
- \* Magdeburg-Cochstedt Airport(CSO): This is the closest airport, however it mainly deals with cargo flights, and private aviation.

## MAiN FEATURES:

- \* 453m<sup>2</sup> of living space
- \* 3000m<sup>2</sup> plot room to develop further
- \* 8 Bedrooms after redevelopment
- \* 8 Bathrooms after redevelopment
- \* Stunning Views
- \* Private Parking
- \* Private Garden
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Germany



- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## Comune

Camere da letto:	8
Bagni:	8
Finito piedi quadrati:	453 mq
Dimensione del lotto:	453 mq

## Lease terms

Date Available:

## Informazioni aggiuntive

Virtual tour URL: [https://www.youtube.com/embed/xxWp\\_66D5ec](https://www.youtube.com/embed/xxWp_66D5ec)

## Contact information

IMLIX ID: IX6.726.586

