



## Luxury 5 Bed House For Sale in Waldkappel Germany



### Informazioni sull'Agente

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Property Type:	Apartments
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 675,000

### Posizione

Nazione:	Germany
Stato / Regione / Provincia:	Hesse
Città:	Waldkappel
Indirizzo:	Im Alten Dorf
Cap:	37284
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Descrizione:

Luxury 5 Bed House For Sale in Waldkappel Germany

Esales Property ID: es5554706

Im Alten Dorf  
Waldkappel  
Hessen  
37284  
Germany

Exquisite Modern Luxury: A 5-Bedroom High-Efficiency House for Sale in Waldkappel, Germany – Your Idyllic Retreat

Discover an unparalleled opportunity to acquire a magnificent, newly constructed (2023) 5-bedroom



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detached house in the tranquil and picturesque town of Waldkappel, Germany. This exceptional property redefines modern country living, seamlessly blending cutting-edge energy efficiency with luxurious comforts and the serene charm of rural Germany. Designed for discerning individuals and families, this home offers an idyllic retreat, surrounded by nature yet conveniently close to urban amenities and popular recreational sites.

## A Location Blending Tranquility with Accessibility

Waldkappel is ideally situated to offer the best of both worlds. The house benefits from the unique advantages of village life, including incredibly friendly locals, excellent air quality, and a profoundly calm and peaceful environment. This is a place where you can truly disconnect from the hustle and bustle, yet remain connected to essential services and exciting leisure activities.

One of the sweet benefits of this village setting is the direct access to fresh, local produce:

- \* Walking distance from local cow farm: Enjoy the luxury of fresh, wholesome milk straight from the source.
- \* Walking distance from bee keeper: Access local, raw honey, known for its unique flavour and health benefits.
- \* Walking distance from chicken farmers: Collect fresh, free-range eggs, a true culinary delight.
- \* Local wild game: Hunters in the area offer a supply of ethically sourced wild game, providing unique gastronomic experiences.

Beyond the immediate village charm, the property boasts excellent proximity to a variety of recreational and cultural highlights:

- \* Lake Werratal: A mere 25-minute drive takes you to the beautiful Lake Werratal, offering two sandy beaches and designated swimming areas, perfect for summer relaxation and water sports.
- \* Bugasee Lake: Just a 35-minute drive away, Bugasee Lake also features a sandy beach area and swimming opportunities, providing another fantastic option for lakeside leisure.
- \* Kassel City: Approximately a 30-minute drive provides access to the vibrant city of Kassel. This includes the famous water features of Bergpark Wilhelmshöhe, a UNESCO World Heritage site known for its stunning baroque architecture and elaborate water displays. Kassel is also home to the renowned Hercules monument and hosts the internationally acclaimed Documenta art exhibition, a major contemporary art event held every five years, offering a rich cultural experience.

For nature enthusiasts, the house is ideally located minutes away from numerous hiking routes in the Meissner hills, inviting exploration of the region's beautiful landscapes. Equestrian lovers will appreciate being within walking distance from additional field rental opportunities for those who wish to own horses, with horse riding classes also available nearby. This connectivity ensures a lifestyle rich in outdoor activities and cultural exploration.

## Cutting-Edge Energy Efficiency and Modern Comforts

Completed in 2023, this newly built home is a paradigm of modern German construction, designed for



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optimal energy efficiency and long-term savings. It boasts an exceptional high energy efficiency rating of 40+, surpassing standard requirements and contributing to significantly reduced utility bills and a smaller environmental footprint.

The commitment to sustainability and comfort is evident in its advanced technical features:

- \* **PV Solar System (7kW):** A powerful photovoltaic solar system is installed, generating substantial clean electricity for the household.
- \* **Solar Storage (5kW):** A large solar battery storage unit complements the PV system, allowing generated electricity to be stored and used when the sun isn't shining, maximizing self-sufficiency.
- \* **Heating Pump:** An efficient heat pump provides highly economical heating and cooling throughout the year, utilizing renewable energy sources.
- \* **High-Quality Tiling:** High-quality tiling, offering durability, easy maintenance, and a sleek, modern aesthetic. Downstairs has tiles everywhere and upstairs has high quality tiling in the bathroom and landing and easy to care for, high quality laminate flooring in bedrooms.
- \* **Winter Garden/Conservatory:** A magnificent winter garden/conservatory with floor-to-ceiling glass windows extends the living space, providing a bright, sun-drenched area to enjoy the garden views year-round, regardless of the weather. This space is perfect for relaxation, dining, or cultivating indoor plants.
- \* **External Shutter Blinds and Roman Blinds:** For optimal sun protection and light regulation, the upstairs rooms are equipped with external shutter blinds, while downstairs rooms feature stylish external roman blinds, allowing for precise control over light and privacy.
- \* **Underfloor Heating:** Underfloor heating in the whole house and this can be adjusted per room.

## Luxurious Interiors and Thoughtful Design

The interior of this 5-bedroom house reflects a commitment to quality and contemporary design. The property is offered with high-quality furnishings, which can be sold with the house upon request, providing a seamless, move-in-ready experience for the new owners.

The heart of the home's culinary space is a superbly fitted kitchen, complete with an instant hot/cold tap featuring osmosis remineralised filtered water, offering unparalleled convenience and water purity. A dedicated pantry provides ample storage for provisions, ensuring a clutter-free kitchen.

The bathrooms are designed for luxury and functionality:

- \* **Two Walk-in Showers:** Offering spacious and modern showering experiences.
- \* **XL Bathtub in the family bathroom upstairs:** Perfect for indulgent soaks and catering to family needs.

A standout feature is the conveniently placed office room, specifically designed for productivity and tranquility. This office boasts sound dampening in the walls, providing a focused, quiet workspace while simultaneously protecting adjoining rooms from sound, making it ideal for remote work, study, or creative pursuits.

## Expansive, Low-Maintenance Outdoor Oasis



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The property sits on a huge garden plot, offering plenty of space for children to play, outdoor activities, and entertaining. A magnificent 90 square meter terrace provides an expansive area for al fresco dining, barbecues, and social gatherings, seamlessly connecting the indoor and outdoor living spaces. A thriving apple tree adds natural charm and seasonal delight.

Despite its impressive size, the garden is wonderfully low maintenance and can be upkept very well with a robot lawnmower, freeing up valuable time for leisure. For added privacy and safety for children or pets, the entire garden is enclosed with a robust 1.8-meter anthracite wooden fence, creating a secure and secluded sanctuary.

Completing the exterior amenities is a double garage with an EV charging station, catering to modern vehicle needs and reflecting the home's future-ready design. A 120 square meter driveway provides ample additional parking space for guests.

This luxury 5-bedroom house in Waldkappel is more than just a residence; it's a meticulously crafted home that offers a harmonious blend of rural tranquility, modern luxury, and cutting-edge sustainability. Its prime location provides both a peaceful village lifestyle and easy access to natural wonders, vibrant cities, and recreational hotspots. For those seeking an exceptional quality of life in a beautiful part of Germany, this property represents an unmissable opportunity.

## ABOUT THE AREA

Waldkappel is a charming and tranquil town nestled in the heart of the Werra-Meißner-Kreis district in northern Hesse, Germany. Situated amidst the picturesque North Hesse Upland, the town is flanked by the Meißner-Kaufunger Wald Nature Park to the north and the Stölzinger Gebirge range to the south, within the scenic Wehre valley. This idyllic setting bestows upon Waldkappel a serene ambiance, characterized by lush forests, rolling hills, and clean, fresh air, making it an ideal retreat for those seeking peace and a closer connection to nature. The town itself, first officially mentioned in 1226 and granted town rights in 1414, carries a rich history evident in its traditional architecture and a Late Gothic church standing in its center, reflecting its past economic heyday as a stop on an old trade road.

Despite its peaceful, rural character, Waldkappel offers a surprising array of leisure and recreational opportunities. For nature enthusiasts, the surrounding landscapes are a true playground, with numerous hiking and cycling routes winding through the Meissner hills and the broader nature parks. The region is also dotted with beautiful lakes that provide popular spots for swimming and relaxation, such as Lake Werratal and Bugasee Lake, both featuring sandy beaches and accessible swimming areas. Beyond the natural attractions, Waldkappel's location provides convenient access to cultural highlights, most notably the city of Kassel, famous for its UNESCO World Heritage-listed Bergpark Wilhelmshöhe with its stunning water features and the renowned Hercules monument, as well as hosting the prestigious Documenta art exhibition.

Life in Waldkappel embraces a strong sense of community and local authenticity. The village environment fosters friendly interactions among residents and a relaxed pace of life. A unique benefit of living here is the proximity to local farms, allowing residents to source fresh produce directly, such as milk from a nearby cow farm, eggs from chicken farmers, and raw honey from local beekeepers. The



area also boasts opportunities for those interested in horse riding, with local fields available for rent and classes offered nearby. This blend of rural charm, fresh local produce, and accessibility to outdoor pursuits creates a high quality of life for its inhabitants.

For travelers and residents requiring air connectivity, Kassel-Calden Airport (KSF) is the nearest and most convenient option to Waldkappel. It is located approximately 40 kilometers (about 25 miles) northwest of the town. While Kassel-Calden is a regional airport with a more limited selection of flights, primarily serving domestic routes and some European holiday destinations, it offers direct accessibility for those within the region. For a wider range of international connections, larger airports such as Frankfurt Airport (FRA), one of Europe's major hubs, are also accessible, though they require a longer drive of approximately 2-2.5 hours from Waldkappel. Erfurt Airport (ERF) also serves as a somewhat closer alternative for certain connections, situated about 80 km away.

## MAiN FEATURES:

- \* 213m<sup>2</sup> of living space Gross – net living space of 167m<sup>2</sup>
- \* 1730m<sup>2</sup> plot
- \* 5 Bedrooms
- \* 2 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* 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:	5
Bagni:	2
Finito piedi quadrati:	213 mq
Dimensione del lotto:	1730 mq

### Room details

Indoor Features:	Fitted kitchen
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### Utility details

Heating:	Si
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### Lease terms

Date Available:

### Informazioni aggiuntive



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Virtual tour URL:

<https://www.youtube.com/embed/crWjN33dBGY>

**Contact information**

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IX7.345.980

