

A unique, free-standing house with history - stylishly renovated, immediately ready for occupancy and with approved potential for expansion

Address: on request

Purchase price: 950.000 €

Living space: approx. 130 m²

Plot: approx. 432 m²

Rooms: 5

Year of construction: 1908

Restoration: 2022

Garage/Parking space: 1 garage, 1 additional space in driveway with high-voltage connection

Commission: not applicable (private sale)

Available from: immediately



Description

This historic and detached single-family house from 1908 was extensively renovated in 2022 with great attention to detail and a clear focus on energy efficiency and living comfort. The historic brick facade has been preserved and supplemented with high-quality interior insulation - a successful combination of old building charm and modern technology.

The renovation included, among other things:

- Replacement of all windows with triple-glazed models
- Installation of a high-performance Stiebel Eltron heat pump (also designed for expansion)
- Installation of a Gruenbeck descaling system
- Underfloor heating in the main bathroom
- WIFI network hub (in the basement) and Ethernet connections throughout the house
- Renewal of the electrical and plumbing systems
- High-quality new internal doors
- Expansion of the rear house in 2024 with full wall insulation, new windows and doors as well as heating and air conditioning system
- Full basement with ceiling insulation, ideal as a storage or hobby area

The house is completely ready for occupancy - with no renovation backlog, no open construction sites.

✦ Overview of features

Feature	Description
Heating	Internal heat pump (2022) warranty until 2027, prepared for expansion
Windows	Triple-glazed, energy-efficient
Internet	Ethernet connections in all rooms
Bathroom	Underfloor heating (upstairs), modern fixtures
Basement	Full basement with Rockwool ceiling insulation, laundry room, heating room, storage areas
Attic	Ceiling insulation, accessible and dry storage room
Rear house	Approx. 20 m², heated and air-conditioned, renovated in 2024
Garage	Solid plus parking space with high-voltage connection for a wall box
Wooden garden shed	Newly built in 2024, storage for garden tools, clothes drying
Energy efficiency class	A

Position

Kriftel is in the heart of the Vordertaunus and is still an insider tip for many.

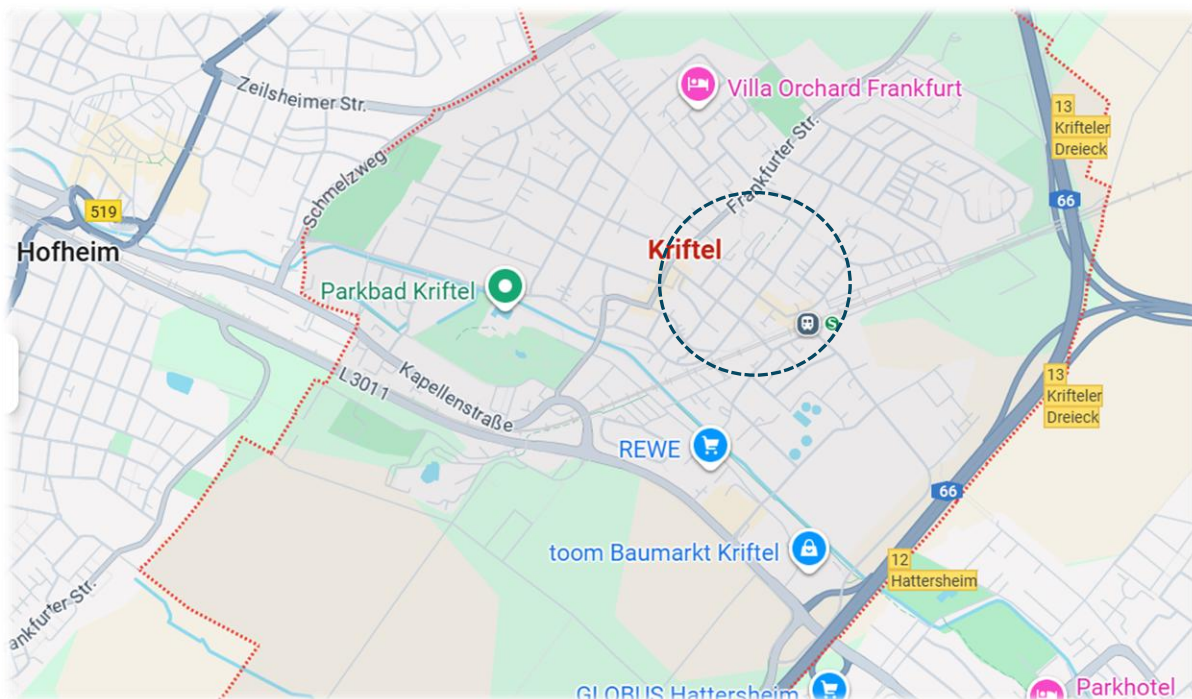
The municipality combines rural tranquility with urban proximity:

- **S-Bahn station within 2 minutes' walk**
- **Frankfurt Central Station can be reached in less than 20 minutes**
- **Wiesbaden, Frankfurt Airport and A66 in direct vicinity**

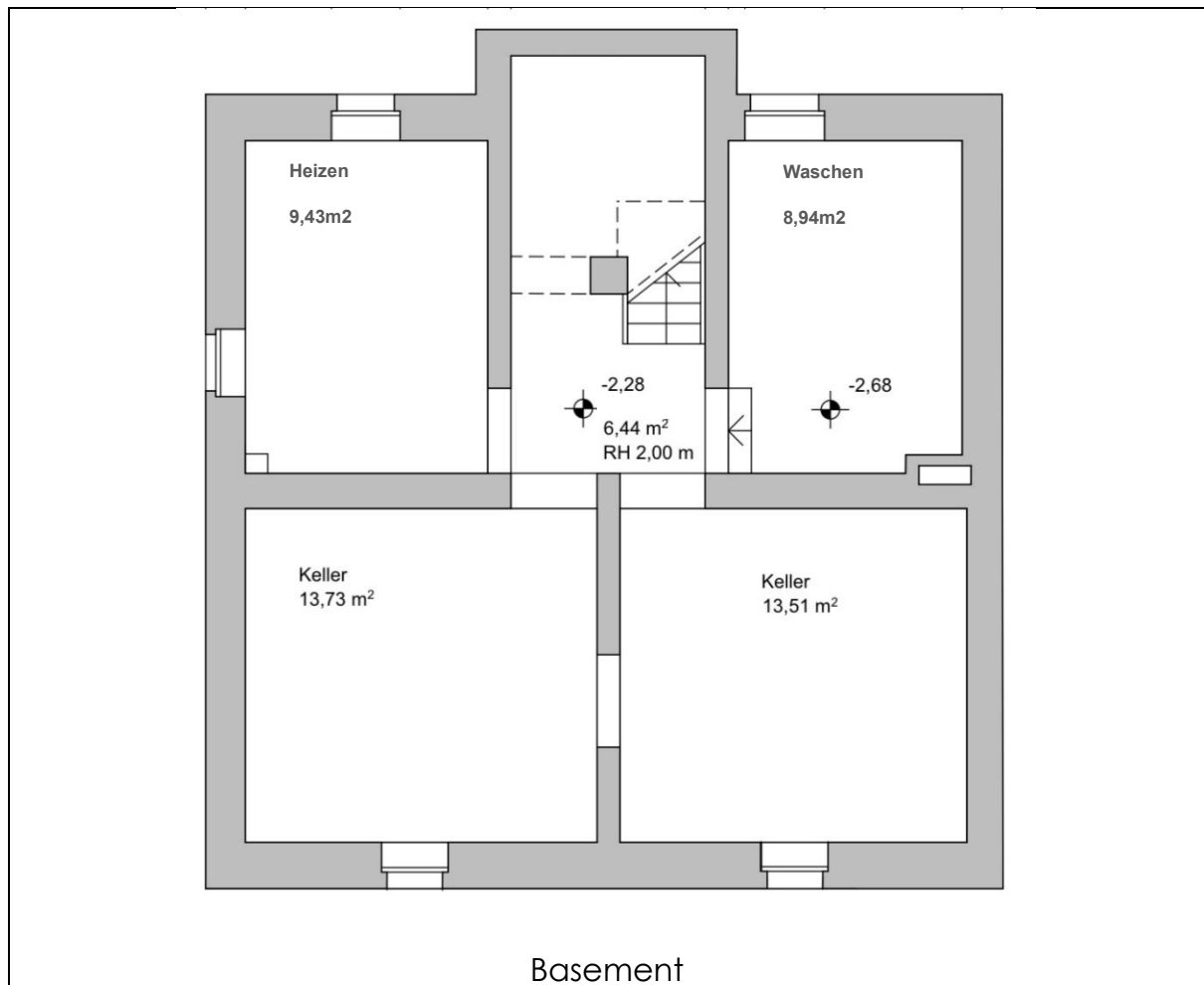
The area offers everything that makes daily life pleasant:

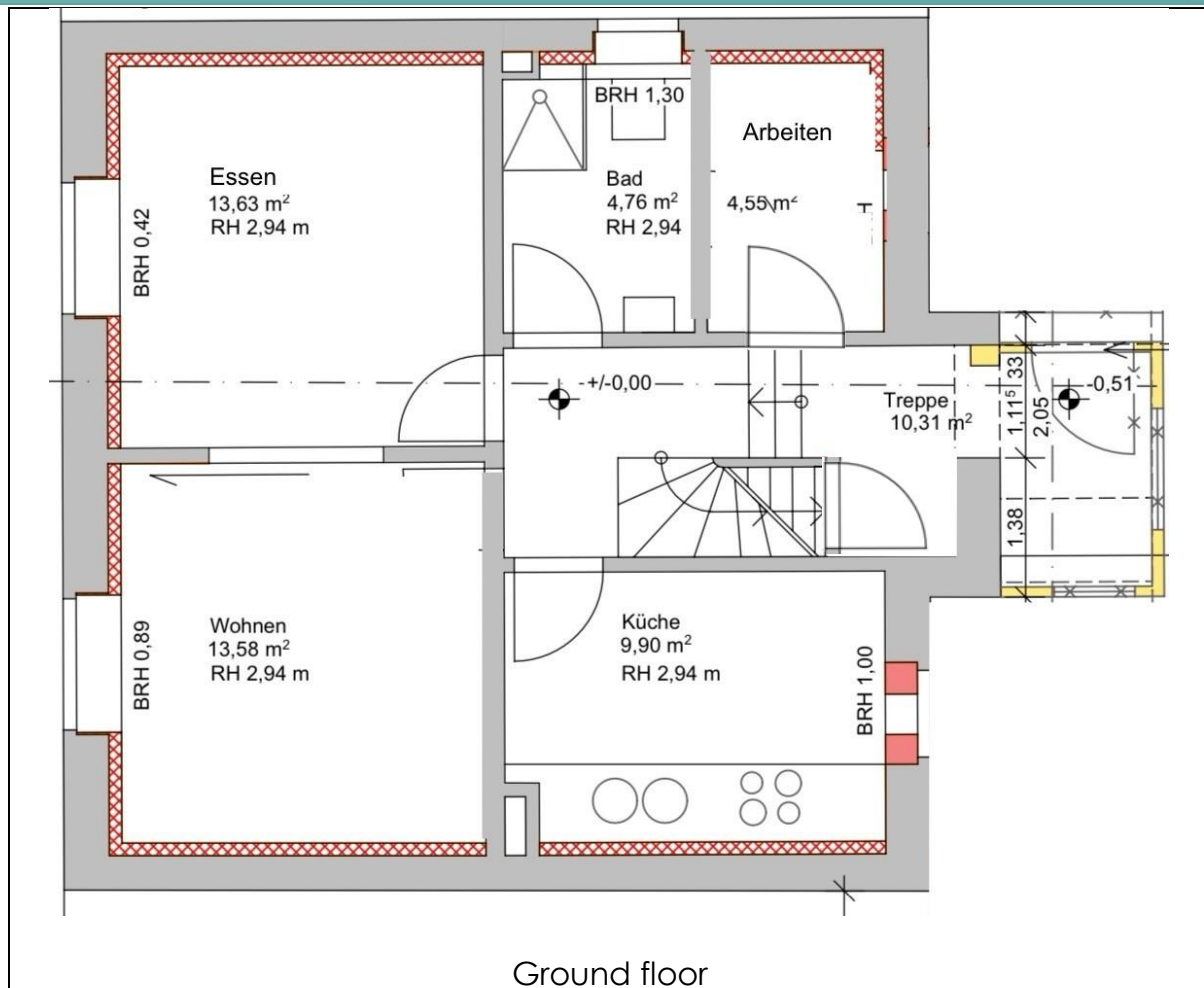
- Rewe, Aldi, Alnatura and farm shops within walking distance
- Supermarket, cafés and restaurants in the town center
- Outdoor pool, mini golf, walking paths along the Schwarzbach
- Large leisure park with play and sports facilities
- Primary school and secondary school 200m away
- International School (IFS) is only one S-Bahn station away

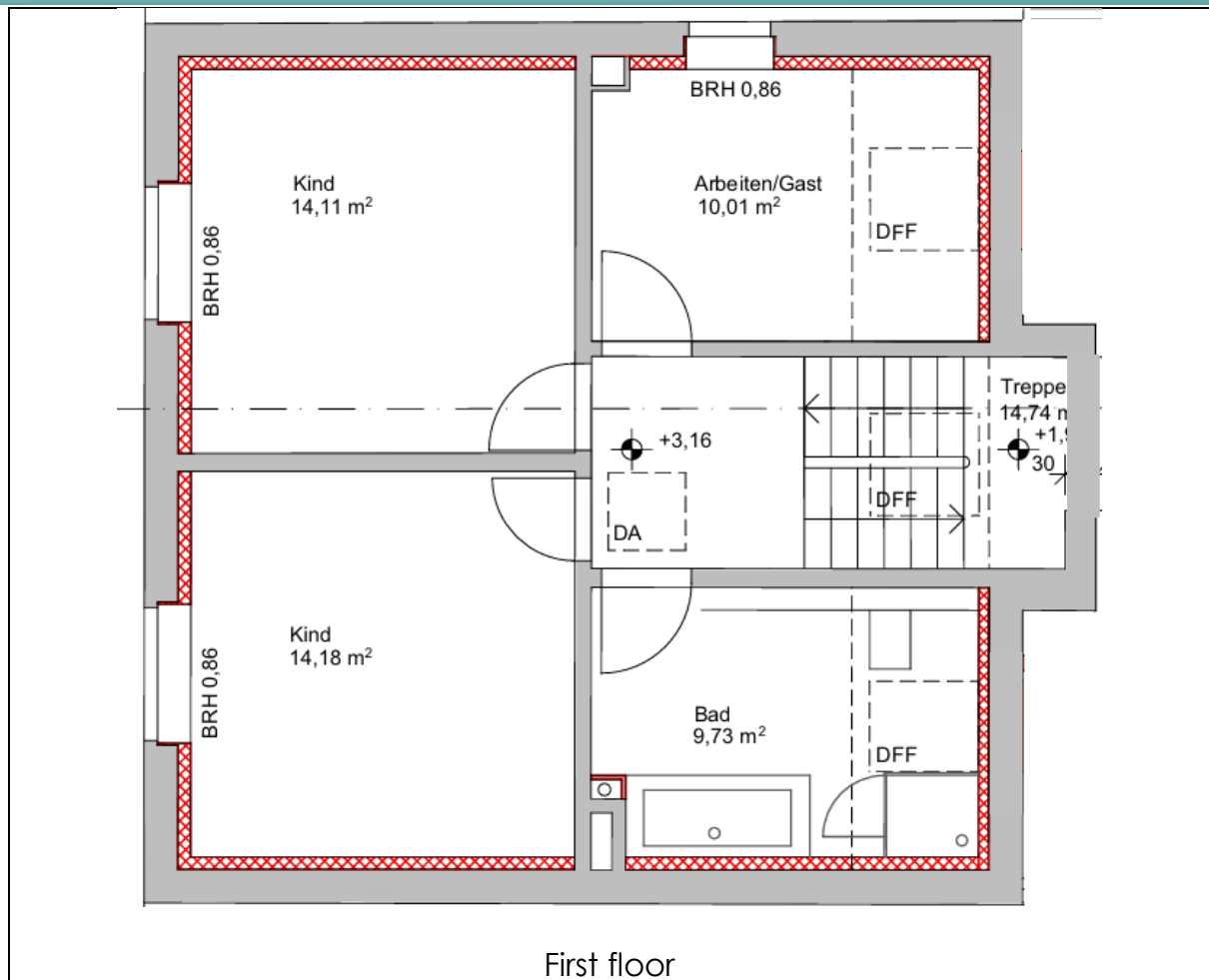
Kriftel is particularly attractive for families, commuters and international buyers who appreciate Frankfurt as their workplace, but are looking for a home with peace, quality and character.



↔ Floor plans







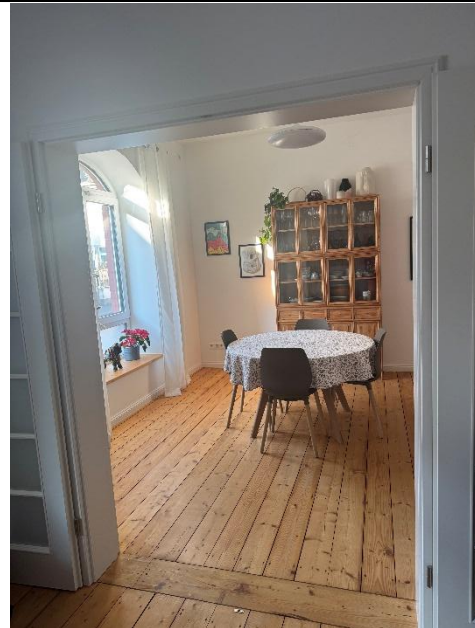
Detail of the features

Ground floor:

Living & dining: Outer walls insulated on the inside, real timber floorboards sanded and oiled, triple-glazed windows with timber windowsills, glass French door between the living and dining room, new Zehnder radiators, 3m high ceilings, Ethernet connection



Living room with new window and French door to the dining room



View into the dining room through the French door

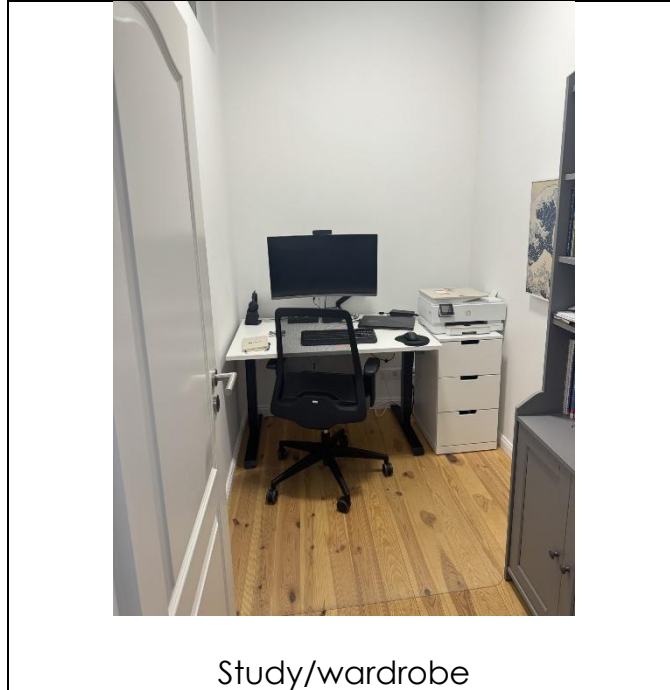


Dining room with afternoon sun



Triple-glazed new windows with wooden windowsill

Study/wardrobe: New timber floorboards, outer walls insulated on the inside, Ethernet connection, daylight window to the bathroom



Study/wardrobe

Kitchen: Floor tiles, outer walls insulated on the inside, work area is tiled, kitchen equipped with induction hob, Siemens oven, Neff dishwasher



Beige fitted kitchen with laminate top, subway tiles and built-in dishwasher



Induction hob and Siemens oven

Bathroom: Floor tiles, walls tiled up to approx. 120cm, outer walls insulated on the inside, bathroom furniture (shower tray and glass partition, washbasin, illuminated mirror cabinet, new radiator and toilet), concealed faucets, daylight window triple-glazed with frosted glass.



Bathroom Ground floor

Vestibule: Made of wood, beautiful wooden door, floor tiles, wardrobe



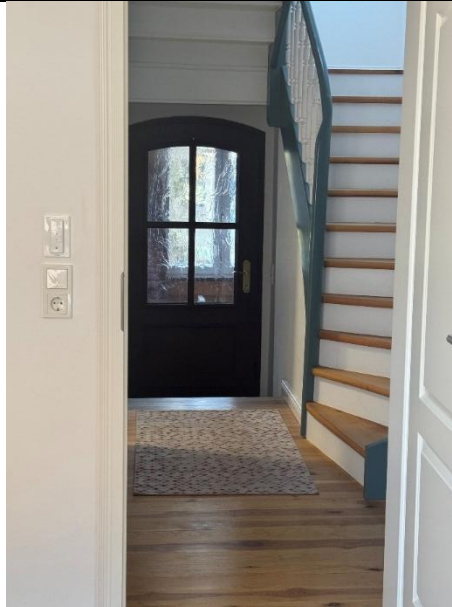
Wooden entrance vestibule



Original floor tiles served as inspiration for the colours in the house

Hallway:

New timber floorboards, original floor tiles, solid front door, stairs sanded and renovated, intercom system, WIFI repeater



Front door, stairs sanded and renovated, new timber floorboards

First floor:

Bedroom 1:

Timber floorboards sanded and oiled, triple-glazed windows with timber windowsills, new Zehnder radiators, 3m high ceilings, Ethernet connection



Bedroom front left

Bedroom 2: Timber floorboards sanded and oiled, triple-glazed windows with timber windowsill, new Zehnder radiator, 3m high ceilings, Ethernet connection



Bedroom front right

Bedroom 3: Timber floorboards sanded and oiled, triple-glazed windows with timber windowsill, Velux electric skylight, new radiator, 3m high ceilings, Ethernet connection



Bedroom rear right

Bathroom: Floor tiles, walls tiled up to approx. 120cm, outer walls insulated on the inside, bathroom furniture (shower tray and glass partition, washbasin and toilet), Velux electric skylight, new radiators



120 x 90 cm shower with glass cabin,
Velux electric skylight



New retro tiles



Bathtub, concealed faucets



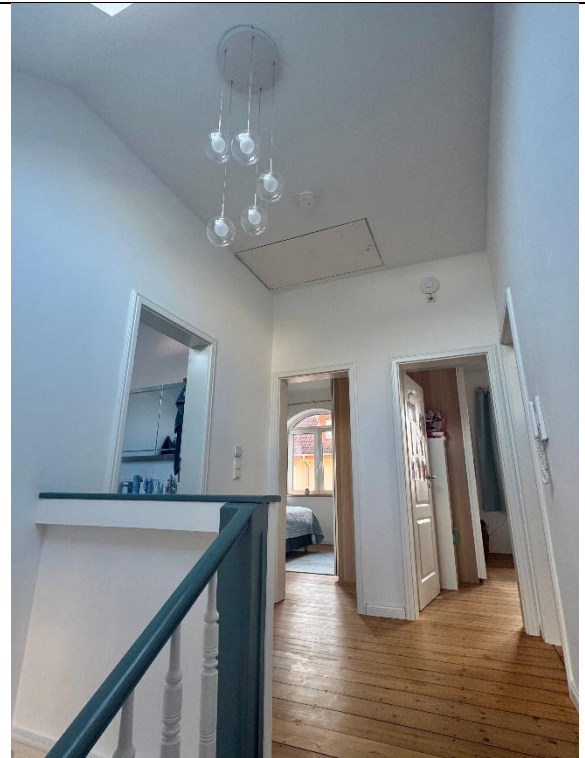
Vitra double washbasin and
illuminated mirror cabinet, new
radiators and underfloor heating

Hallway:

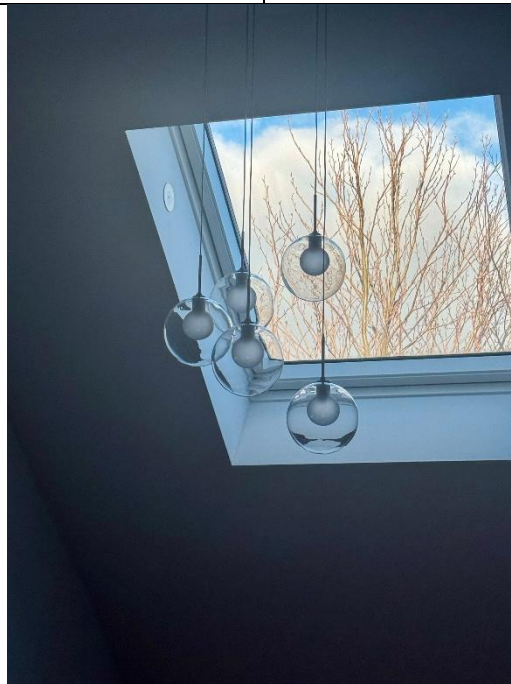
Real wood floorboards sanded and oiled, Velux electric skylight, Ethernet connection, WLAN repeater, access to the attic.



Stairway with Velux skylight



View into the rooms from the hallway, attic hatch



Velux electric skylight with glass ceiling lamp

Attic

Ceiling insulation, chipboard as floor covering, dry storage room 82

Basement

Laundry	Ceiling insulation, walls whitewashed, concrete floor, new water and electricity lines, main water tap, washing machine connection, Gruenbeck descaling system
Basement 1	Ceiling insulation, walls whitewashed, concrete floor, new water and electricity lines, storage room
Basement 2	Ceiling insulation, walls whitewashed, concrete floor, new water and electricity lines, WLAN network hub, storage room
Heating room	Internal heat pump Stiebel Eltron WPL 19 installed in 2022 (warranty until 2027), buffer tank and hot water tank
Hallway	Ceiling insulation, walls whitewashed, concrete floor, new water and electricity lines, new electrical distribution box



Internal heat pump Stiebel Eltron WPL 19 installed in 2022



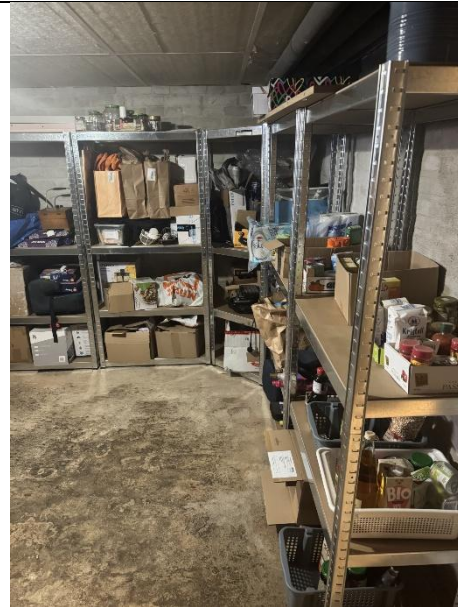
Water tank



New electrical distribution box



Rockwool ceiling insulation



Dry storage room

Separate Rear house

Terracotta floor tiles, new double-glazed windows, external insulation, plastered and painted walls, wooden ceiling, skylight, new electrical wiring, air conditioning for heating and cooling, loft bed, WLAN repeater



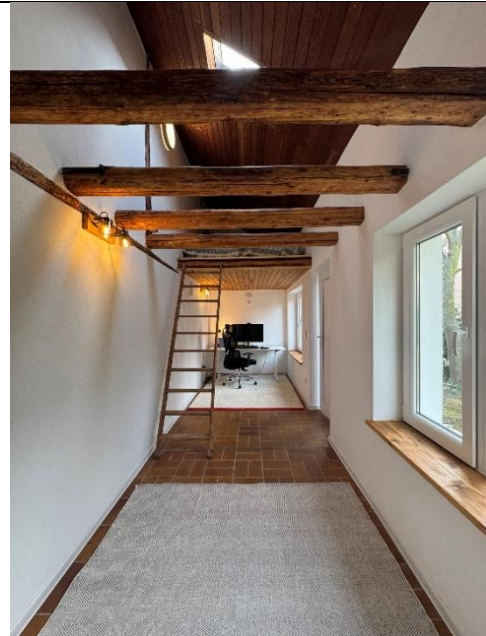
Rear house before renovation



Rear house after renovation



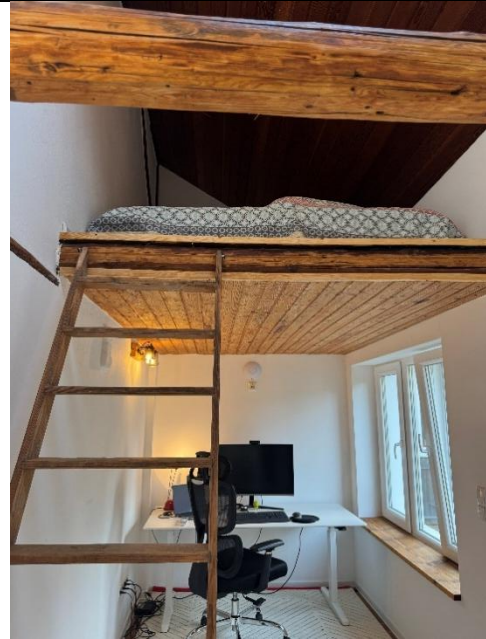
Exposed beams in rear house



Separate office from main building



Potential hobby room



Loft bed

Wooden garden shed New wooden garden shed built in 2025 with concrete tiles as floor. Outside roof for drying clothes and Barbeque.

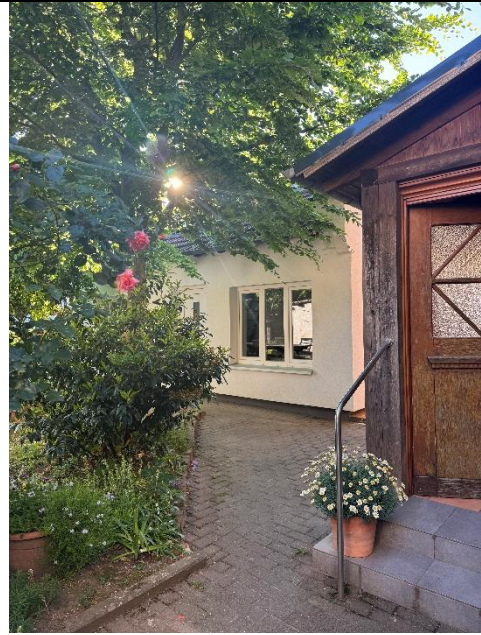
Outdoor Area & Garden

The garden is secluded and offers a quiet retreat in the middle of the village. A newly built wooden garden shed provides order, while the converted rear house, with its approximately 20 m², offers additional space for guests, a home office, or creative use.

The garage is solid and the parking space in the yard has a high-voltage connection, which is ideal for installing a wall box.



Street view



Main entrance with rear house



Lovingly landscaped garden with trees and garage



Garden with sitting area



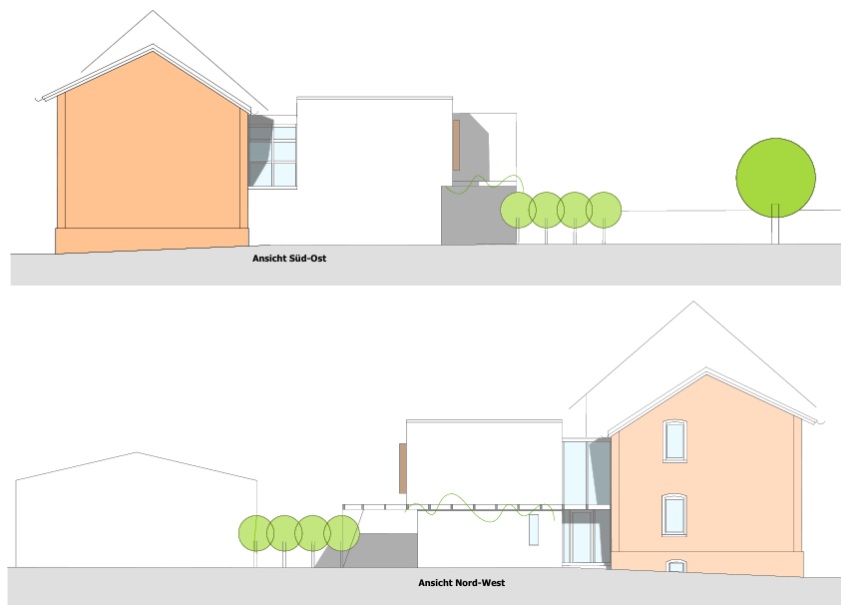
Garage with wooden garden shed in the background and rear house

Approved future expansion

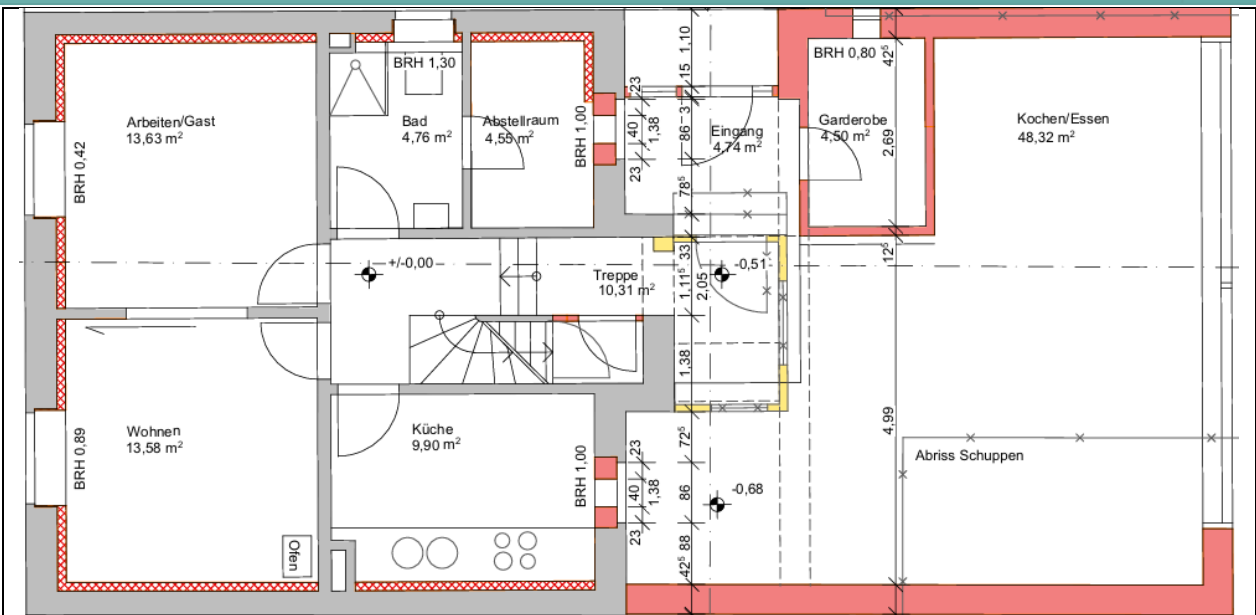
An approved building application for the expansion of the living space by approx. 120 m² is already available. The plan allows for the house to be fully habitable during the construction phase. The existing heat pump is already designed to support the additional area - so an investment in the future has already been prepared.



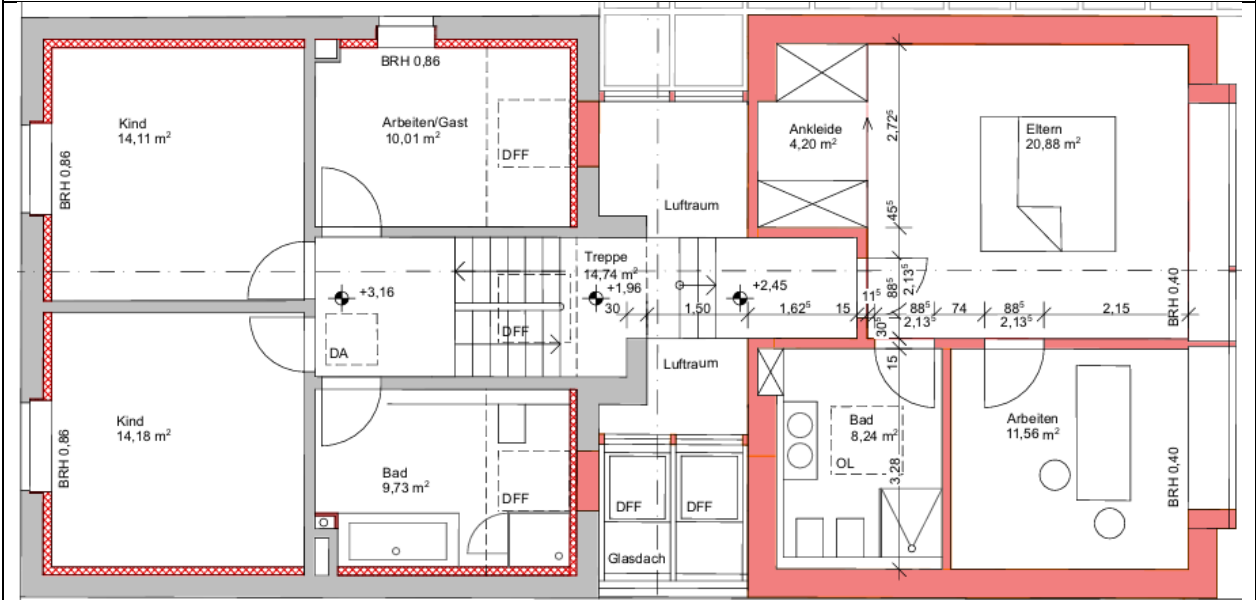
Planned and approved extension – a glass transition connects the old house with the new extension



Site view of potential extension



Approved floor plans – Ground Floor



Approved floor plans – First Floor



Heat pump – Designed for additional area (extension)

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