



HOUSE · BUY · PROPERTY REF. 318600

A capital investment in a central location!

38350 Helmstedt · · exact address on request

66.000 € Purchase price

Exposé as PDF

ROOMS

4

LIVING SPACE

200 m²

PLOT

171 m²

All details at a glance

Property ref.	318600
Property type	House
Property types	House
Marketing type	For sale

Purchase price	66.000 €
Commission	€6,000 including VAT. The commission is due upon notarisation of the purchase agreement.
Address	38350 Helmstedt
Rooms	4
Living space	200 m²
Plot	171 m²
Balcony/terrace	No
Lift	No
Parking space	No
Floors in the house	3
Online since	2.9.2026
Last updated	22.9.2026

Features

Partial basement beneath the front building, barrel vaulting, natural stone, solid staircase accessed via the stairwell.

Facade: Exterior walls predominantly clad; upper gable sections feature old brick hanging tiles; remaining surfaces mostly finished with a Gebrik cladding system.

Windows: Predominantly PVC windows with insulated glazing, some older-style wooden windows.

Roof: Steep pitched roof with roof structures (dormer with gable extension, roof dormers), concrete roof tile covering.

Gutters: Zinc sheet roof drainage.

Chimney: One chimney stack per building above the roof, with Eternit cladding on the front building.

Heating: Night storage heaters.

Sanitary facilities: Simple bathrooms, predominantly shower rooms, tiled, with WC and washbasin; hot water supplied decentrally via electric boiler or electric instantaneous water heater; a separate bathroom with tub on the ground floor (not assigned to any unit).

Electrics: Meter panel of older standard, some new sub-distribution boards, surface-mounted and flush-mounted installation.

Staircases: Wooden floor staircases.

Doors: Exterior doors: Frame doors, single-leaf, wood or aluminium with glazed sections.

Interior doors: Lined doors, simple designs of varying types.

The small, irregularly shaped plot is almost fully built up. The buildings are in a condition consistent with their age. Visible distortions in the facade cladding are apparent.

Description

The house stands on a plot of approximately 171 m² and comprises four apartments with a total area of approximately 200 m².

Ancillary space on the ground floor of the side and rear building, no floor area specified.

Utilities: water, electricity, and wastewater connected to the public mains. The water and electricity supplies have been newly installed. Heating still needs to be completed.

The residentially used plot is oriented eaves-side and is built with a 3-storey residential building with standing masonry facing Ziegenmarkt, including a converted attic storey. The building, which also serves as the end house of a closed row of houses, features a 2-storey rear extension. The side and rear buildings are

used residentially on the upper floor, while the ground floor contains storage rooms and circulation areas. The building and boundary wall enclose a small paved courtyard. The plot is accessed via the street; vehicular access is not possible, and the entrance to the house is located in the side building.

The plot falls within the scope of a legally binding land-use plan designating it as a "mixed-use area" and is classified as part of the inner development area pursuant to Section 34 of the German Building Code (BauGB). The property is listed as a heritage-protected building.

Energy certificate (mandatory disclosures under the German Buildings Energy Act, GEG)

- Energy efficiency class -		
Certificate type	Energy source	Heating system year
-	-	-
Year of construction		
-		

Location

Helmstedt is the county town of the Helmstedt district in Lower Saxony. The town lies between the Elm and Lappwald hills, approximately 40 km east of Braunschweig, on the border with Saxony-Anhalt. Helmstedt can be reached via the A2 motorway, which runs in close proximity and has three junctions (exits 61-63). Since 2005, the B1 federal road has bypassed the town in an east-west direction. The B244 and B245a approach the town from the north and south respectively. During the division of Germany, this was the location of the most important border crossing (Helmstedt checkpoint) between the Federal Republic of Germany and the GDR on the A2, as well as the western endpoint of one of the transit routes to West Berlin. The small, almost fully built-up plot forms a corner site at Albrechtsstrasse/Ziegenmarkt. Both streets are local access roads in the northern town centre, with Ziegenmarkt being one-way only. The surrounding development

consists of closed 2- to 3-storey buildings in a closed construction style, some incorporating retail units. The town centre with its market square and town hall can be reached on foot within a few minutes.

Cancellation policy & right of withdrawal

Cancellation Policy

Right of Cancellation

You have the right to cancel this contract within fourteen days without giving any reason.

The cancellation period is fourteen days from the day the contract is concluded.

To exercise your right of cancellation, you must inform us (L&B Immobiliya EuRus GmbH, Frankfurter Allee 18, 10247 Berlin, Tel: 030 76214976, Email: info@immobiliya.de) of your decision to cancel this contract by means of a clear statement (e.g. a letter sent by post or an email). You may use the enclosed sample cancellation form, although this is not obligatory.

To meet the cancellation deadline, it is sufficient for you to send your communication concerning the exercise of the right of cancellation before the cancellation period has expired.

Effects of Cancellation

If you cancel this contract, we shall reimburse to you all payments received from you, including delivery costs (with the exception of the supplementary costs resulting from your choice of a type of delivery other than the least expensive type of standard delivery offered by us), without undue delay and in any event not later than fourteen days from the day on which we received notification of your cancellation of this contract. We will carry out such reimbursement using the same means of payment as you used for the initial transaction, unless expressly agreed otherwise with you; in any event, you will not incur any fees as a result of such reimbursement.

More photos



Image 2



Image 3



Image 4



Image 5



Image 6



Image 7



Image 8



Image 9

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Property no. 318600 · As of 22.9.2026 · All information is based on details provided by the owner. Errors and prior sale excepted.