



SONSTIGE · BUY · PROPERTY REF. 6993UU

Exclusive Property Offer: Two Buildings on 3 Connected Plots

06862 Coswig Anhalt · Jeber-Bergfrieden · exact address on request

79.000 € Purchase price

Exposé as PDF

LIVING SPACE

360 m²

PLOT

2.285 m²

YEAR BUILT

1920

All details at a glance

Property ref.	6993uu
Property type	sonstige
Property types	Other

Marketing type	For sale
Purchase price	79.000 €
Commission	EUR 5,000 including VAT. The commission is due upon notarisation of the purchase agreement and is payable immediately.
Address	06862 Coswig Anhalt, Jeber-Bergfrieden
Living space	360 m ²
Plot	2.285 m ²
Year built	1920
Balcony/terrace	No
Lift	No
Parking space	No
Condition	in need of renovation
Online since	2.9.2026
Last updated	22.9.2026

Features

Building 1:

- Ground floor: The ground floor comprises office and service rooms totalling 160 m² (6 rooms, 1 WC, 3 entrances), as well as an extension attached to the main building of 70 m², ideal for commercial use.
- Upper floor: A spacious 4-room apartment (110 m²), bright and with views of the town and forest, has its own entrance and offers the possibility of immediate registration as a primary residence.
- Basement: The basement has a ceiling height of 2.4–2.7 m and provides additional storage space.
- Attic: The attic is generously sized and is perfectly suited for conversion into a loft apartment.

- Features: The building is equipped with a new electrical supply and water connections. The heating system requires renovation, but repairs have already begun (including new plumbing installations and PVC windows).

Building 2:

- A separate building used as a garage with an adjoining utility room. The total area is 65 m² and provides additional storage space as well as possibilities for various commercial purposes.

The property is not listed as a protected monument and has stove heating.

This property offer provides an excellent location in a quiet yet well-connected village with diverse usage options for both private and commercial purposes. Whether as a residence or a commercial property – here you will find ample space and potential for your ideas. Don't hesitate to take a closer look at this rare opportunity!

Description

On offer is a unique property opportunity: two buildings (360 m² + 65 m²) situated on three adjoining plots with a total area of 2,283 m² (partially subject to registered easements in favour of the town). This property offers a wide range of usage options, both for residential purposes and for commercial activities.

The building is estimated to have been constructed in 1920. The most recent renovations took place in the 1980s. The current running costs amount to approximately EUR 60/month (water and sewage connection), and property tax amounts to approximately EUR 250/quarter.

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



Energy efficiency class –

Certificate type

–

Energy source

–

Heating system year

–

Year of construction

1920

Location

Location and transport links: The property is situated in an idyllic location in the district of Lutherstadt Wittenberg, Saxony-Anhalt, right at the entrance to the popular Fläming Nature Park. A kindergarten and a primary school are located in the vicinity. The proximity to major cities such as Berlin (90 km), Halle (60 km) and Leipzig (70 km) is perfectly complemented by excellent transport connections via the A9 motorway (9 km away). In addition, there is a regional train service running hourly between 06:00 and 22:00 to Berlin and Leipzig. Ample parking, bicycle racks and a bus stop are available in front of the building.

Surroundings: The nearest towns are Dessau-Roßlau (15 km), Coswig (15 km), Zerbst (20 km) and Lutherstadt Wittenberg (35 km), all easily accessible by regular bus connections, including school buses.

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) by means of a clear statement (e.g. a letter sent by post or an email) of your decision to cancel this contract. You may use the enclosed model cancellation form for this purpose, 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 any additional costs arising from your choice of a type of delivery other than the least expensive standard delivery offered by us), without undue delay and at the latest within fourteen days from the day on which we received notification of your cancellation

of this contract. We will use the same means of payment for this repayment as you used for the original transaction, unless expressly agreed otherwise with you; in any event, you will not incur any fees as a result of such repayment.

More photos



Image 2



Image 3



Image 4



Image 5



Image 6



Image 7



Image 8



Image 9



Image 10

L&B Immobiliya EuRuS GmbH · Frankfurter Allee 18 · 10247 Berlin · Ihr Ansprechpartner: Luba Baumgärtner, Telefon +49 30 76214976, luba.baumgaertner@immobiliya.de · info@immobiliya.de

Property no. 6993uu · As of 22.9.2026 · All information is based on details provided by the owner. Errors and prior sale excepted.