



FOR SALE

CH-3422 Kirchberg BE, Eigerweg 8

Apartment in good location in Kirchberg

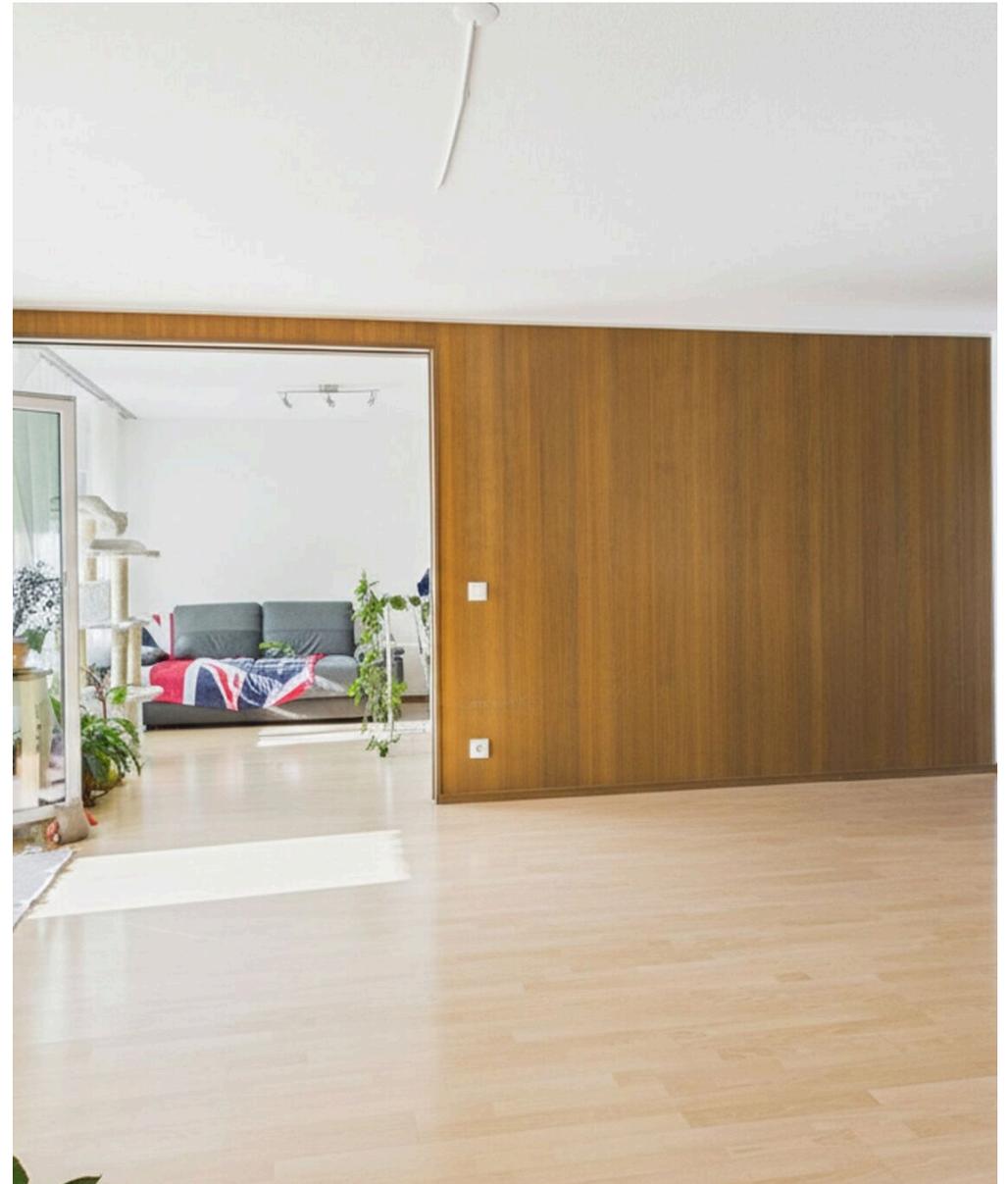
CHF 595,000.-



wymobilien.ch
Marcel Wyss

Table of contents

Description	3
Characteristics	4
Conveniences	5
Images	6
Contact	20



Description

Spacious apartment with flexible room layout

The apartment was originally **designed** as a **5.5-room apartment** and is currently rented (net rental income CHF 1,600 per month).

A room adjacent to the living area has a **large sliding door**. This allows the room to be used flexibly – for example as:

- Expansion of the living room
- Office/Home Office
- additional room

This solution ensures a **particularly flexible room design**.

Layout of the apartment:

- Open living area with **entrance, wardrobe, kitchen/dining and living area (56 m²)**
- Room **11.4 m²** (with sliding door to the living room)
- Room **18.2 m²**
- Room **15.5 m²**
- Room **10.4 m²**
- Bathroom **4.5 m² with bath**
- Bathroom **3.2 m² with shower**
- **Balcony with 15.3 m²**

This apartment **in Kirchberg BE** also boasts the following features:

- **Washing machine and tumbler directly in the apartment** (built-in wardrobe in the entrance hall)
- **Private cellar**
- **Setting hall space**
- **Lift (from high ground floor)**
- Generous, sunny balcony
- Quiet and at the same time central location

Kirchberg is located between **Burgdorf and Bern** and is one of the popular residential areas in the **Emmental** region. The municipality offers a **very good infrastructure, attractive recreational areas and good public transport links**.

This apartment is suitable for both self-use or as a rental property.

contact

Interested in this **apartment in Kirchberg BE**? We would be happy to provide you with **more information and a virtual tour**.

We look forward to hearing from you!

Sales process

A sale can be made at any time, no bidding process.

Sale price apartment: CHF 595,000

Selling price of the parking space: CHF 30,000

The renewal fund contribution of CHF 20,128.-- (as of 31.12.2025) is included in the sales price.

Wymobilien, Marcel Wyss, Kirchberg + Langnau

Characteristics

Availability	To agree	Latest renovations	2011
Type	Apartment	Heating types	Fuel oil, Solar
Reference	5.5EigerwegKirchberg	Heating installation	Radiator
Second home	Authorized	Condition of the property	Good
Rooms	4	Living area	~ 119 m²
Bedrooms	3	Balcony surface	~ 15 m²
Bathrooms	2	Renovation fund participation	CHF 2,340.-/year
Number of toilets	2	Balance renovation fund	CHF 20,128.- at 31.12.2025
Location floor	2nd floor	Parking places	Yes, obligatory
Year of construction	1976		

Object Price	CHF 595,000.-
Number of parkings	
1x Interior (not incl.)	CHF 30,000.-
Total price	CHF 625,000.-
PPE charges	CHF 4,155.-/year
Local tax	159 %

Conveniences

Neighbourhood

- > Village
- > River
- > Residential area
- > Shops/Stores
- > Shopping street
- > Bank
- > Post office
- > Restaurant(s)
- > Pharmacy
- > Railway station
- > Bus stop
- > Highway entrance/exit
- > Child-friendly
- > Playground

Outside conveniences

- > Balcony/ies
- > Garden in co-ownership
- > Quiet
- > Greenery
- > Visitor parking space(s)
- > Barbecue-chimney

- > Nursery
- > Preschool
- > Primary school
- > Secondary school
- > Public swimming pool
- > Sports centre
- > Tennis centre
- > Hiking trails
- > Bike trail
- > Soccer pitch
- > Concert hall
- > Medical home
- > Doctor

Inside conveniences

- > Lift/elevator
- > Garage
- > Eat-in-kitchen
- > Cellar

Equipment

- > Washing machine
- > Dryer
- > Private laundry
- > Shower
- > Bath

Floor

- > Tiles
- > Laminated

Condition

- > To convert
- > In it's current state

Orientation

- > South
- > West

Interior view

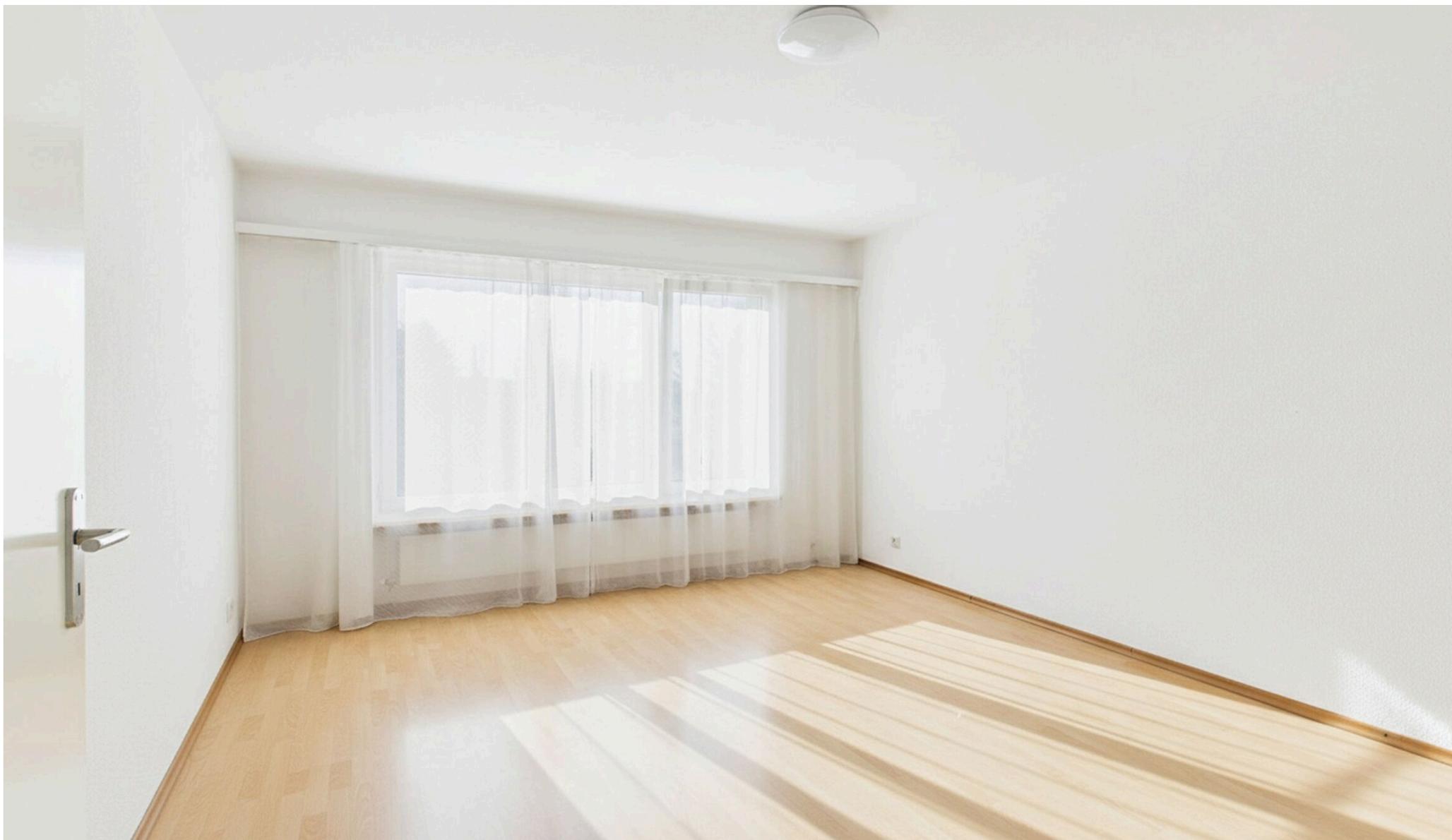


Exterior view



Interior view







Exterior view











Interior view





Plan



Exterior view



Contact

Wymobilien, Marcel Wyss

Hauptstrasse 13
3422 Kirchberg / Langnau

Phone: 034 511 20 25
info@wymobilien.ch
www.wymobilien.ch

Contact visit

Mr. Marcel Wyss
info@wymobilien.ch
Phone: 034 511 20 25
Mob.: 079 545 62 76



Notes
