



FOR SALE

CH-3422 Kirchberg BE, Eigerweg 8

Light-flooded living with lots of flexibility in a quiet location

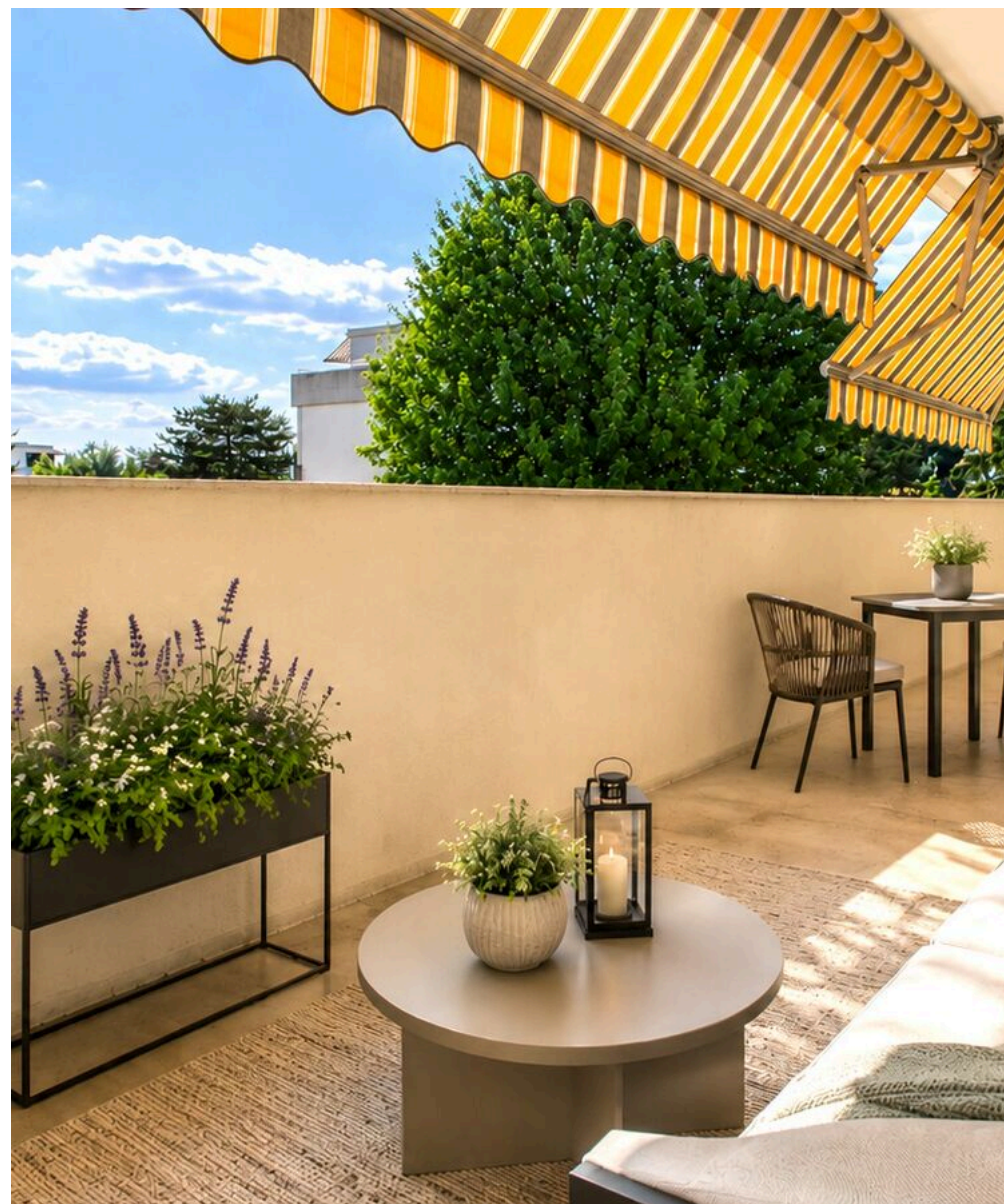
CHF 550,000.-



wymobilien.ch
Marcel Wyss

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Description

This well-maintained apartment is located in a well-kept multi-family building in a popular, quiet residential area. Thanks to the generous window frontages, you will enjoy a bright, friendly, and light-filled living environment **all day long**. The heart of the apartment is the open-plan living, dining, and kitchen area with an entrance and wardrobe. With an area of approximately 50 m², this area offers exceptionally ample space for daily life. Here, you can create spacious living spaces with a variety of furnishing options – from a large dining table to a cozy sofa area and a stylish reading, TV, or work corner.

The well-thought-out floor plan offers maximum flexibility: the apartment can **be used** as a spacious **4.5-room apartment** or as a **5.5-room apartment**, depending on your needs. The 11.4 m² room is connected to the living area by an elegant sliding door and is ideal as an office, library, TV room or additional bedroom. Those who want to make the living area even more open can leave the sliding door permanently open or even remove it if necessary. This creates an even more spacious living feeling. Even when used as a 5.5-room apartment, the living and dining area remains impressively spacious. The other rooms offer plenty of space and a variety of uses:

- Parent's room with **18.6 m²**
- Bedroom or children's room with **15.6 m²**

- Another room with **10.4 m²**

Two bathrooms with **4.9 m²** and **3.2 m²** respectively provide additional living comfort. This layout offers a noticeable added value, especially for families, guests, or daily life together.

The **15.6 m²** southwest-facing balcony is a wonderful extension of the living area. Here you can enjoy many hours of sunshine, spend relaxing afternoons, and end the day with a cozy dinner or a glass of wine while watching the sunset.

The location is also convincing in every respect

The well-maintained residential area offers a quiet and family-friendly atmosphere as well as excellent infrastructure. The bus stop with its **quarter-hour** service is just a few steps away. A medical center, a fitness center, and a café are located only about four minutes away on foot. Shopping facilities, schools, and other services are also easily accessible.

Highlights at a glance

- Well-maintained apartment building
- Bright, light-filled living area
- Generous living, dining and kitchen area with around 50 m²
- Flexible use as a 4.5- or 5.5-room apartment
- Four versatile rooms (18.6 / 15.6 / 11.4 / 10.4 m²)
- Two bathrooms

- Balcony with 15.6 m²
- Own washing machine and tumbler in the apartment – maximum independence
- 1 garage space included, an additional garage space can be rented if needed
- Quiet residential area in a popular residential district
- Bus stop with quarter-hour service in the immediate vicinity
- Medical center, fitness center and café within a 4-minute walk

An apartment that impresses with its spaciousness, flexibility, and excellent location – ideal for couples, families, or anyone who values living quality, comfort, and a pleasant living environment.

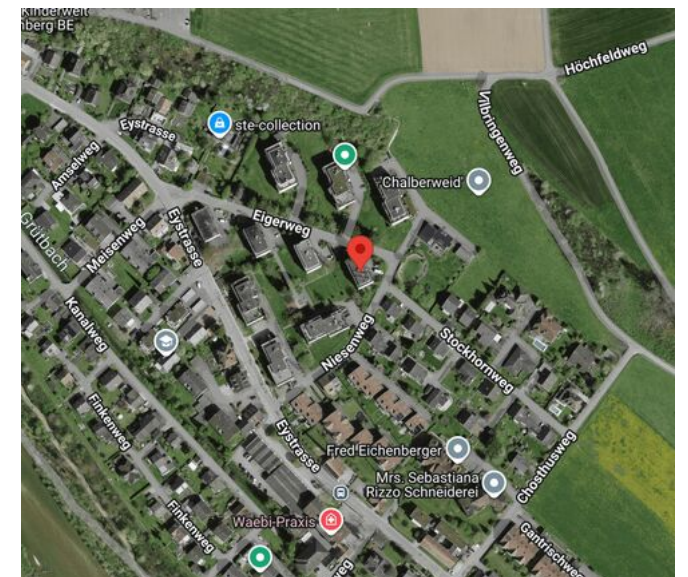
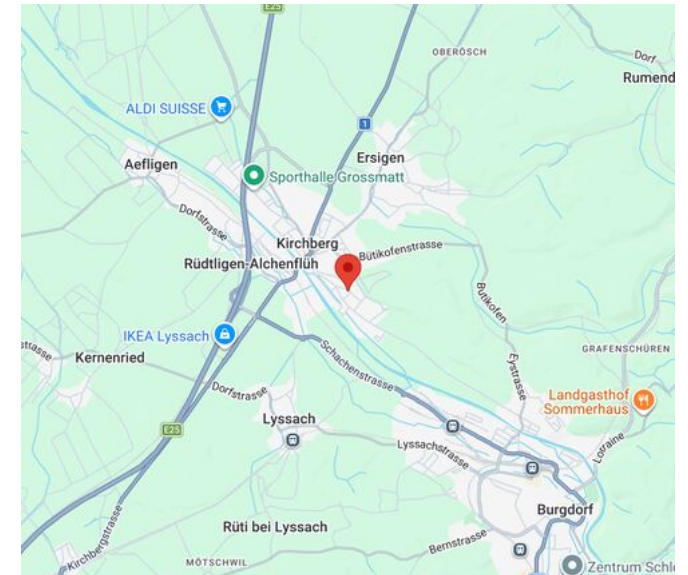
Discover the advantages of this attractive apartment already today on the virtual tour. However, the personal impression on site is even better. We would be happy to show you the apartment during a non-binding viewing.

We look forward to welcoming you soon at 8 Eigerweg in Kirchberg.

Wymobilien – Marcel Wyss

Location plan

			
Station	771 m	8 min.	2 min.
Public transports	176 m	2 min.	-
Primary school	921 m	10 min.	3 min.
Secondary school	870 m	9 min.	3 min.
Stores	680 m	7 min.	2 min.
Post office	605 m	7 min.	1 min.
Bank	680 m	7 min.	2 min.
Restaurants	221 m	3 min.	-



Characteristics

Availability	To agree
Type	Apartment
Reference	4.5_5.5Kirchberg
Second home	Authorized
Rooms	5.5
Bedrooms	4
Bathrooms	2
Number of toilets	2
Location floor	2nd floor
Year of construction	1976

Latest renovations	2011
Heating types	Fuel oil, Solar
Heating installation	Radiator
Condition of the property	Good
Living area	~ 120 m²
Balcony surface	~ 15.6 m²
Renovation fund participation	CHF 4,680.-/year
Balance renovation fund	CHF 20,128.- at 31.12.2025
Parking places	Yes, obligatory

Object Price	CHF 550,000.-
Number of parkings	
1x Interior (not incl.)	CHF 25,000.-
Total price	CHF 575,000.-
PPE charges	CHF 4,692.-/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
- > Nursery
- > Preschool
- > Primary school
- > Secondary school
- > Public swimming pool
- > Sports centre
- > Tennis centre
- > Hiking trails
- > Bike trail
- > Soccer pitch
- > Concert hall
- > Medical home
- > Doctor

Outside conveniences

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

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

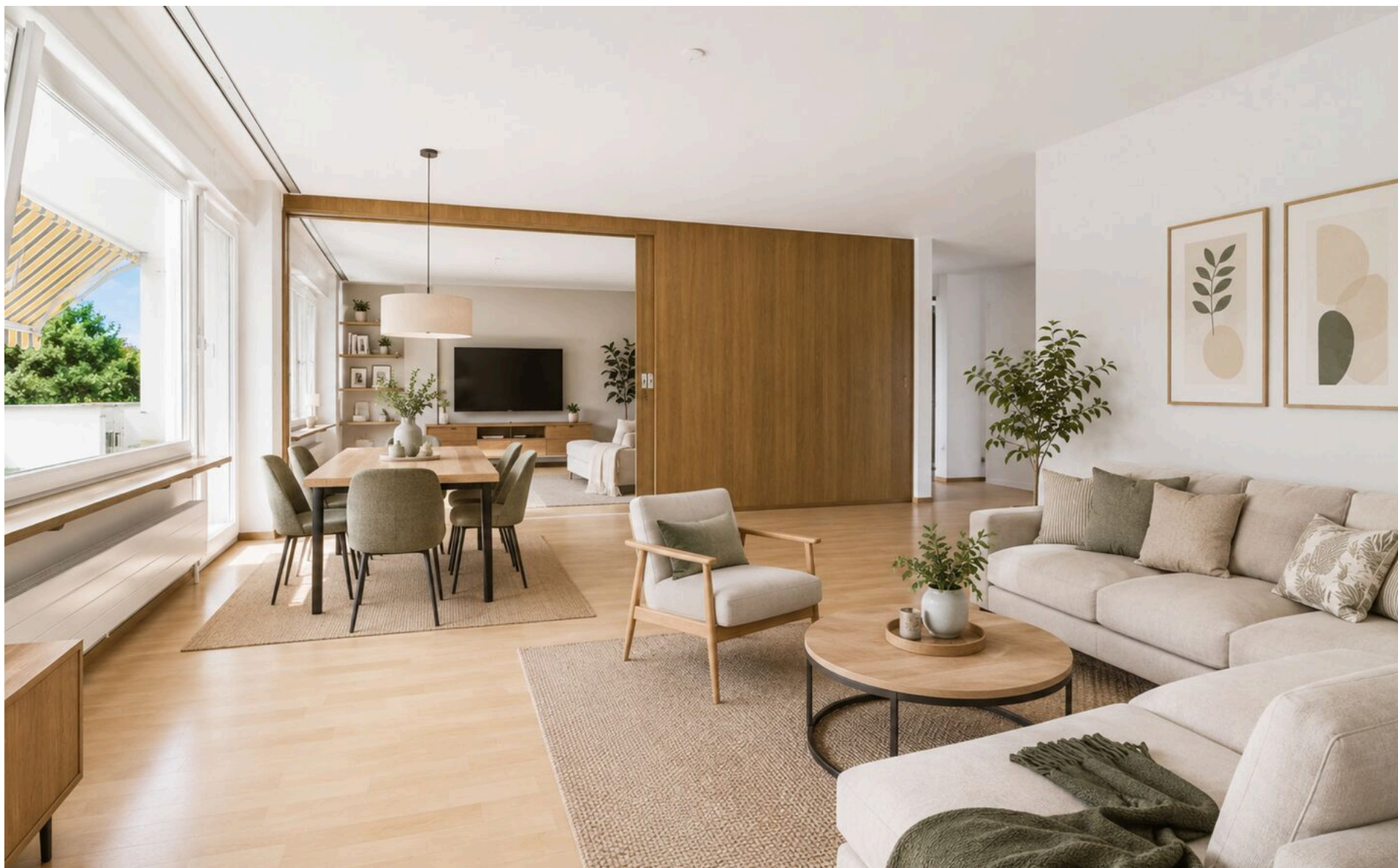
Orientation

- > South
- > West

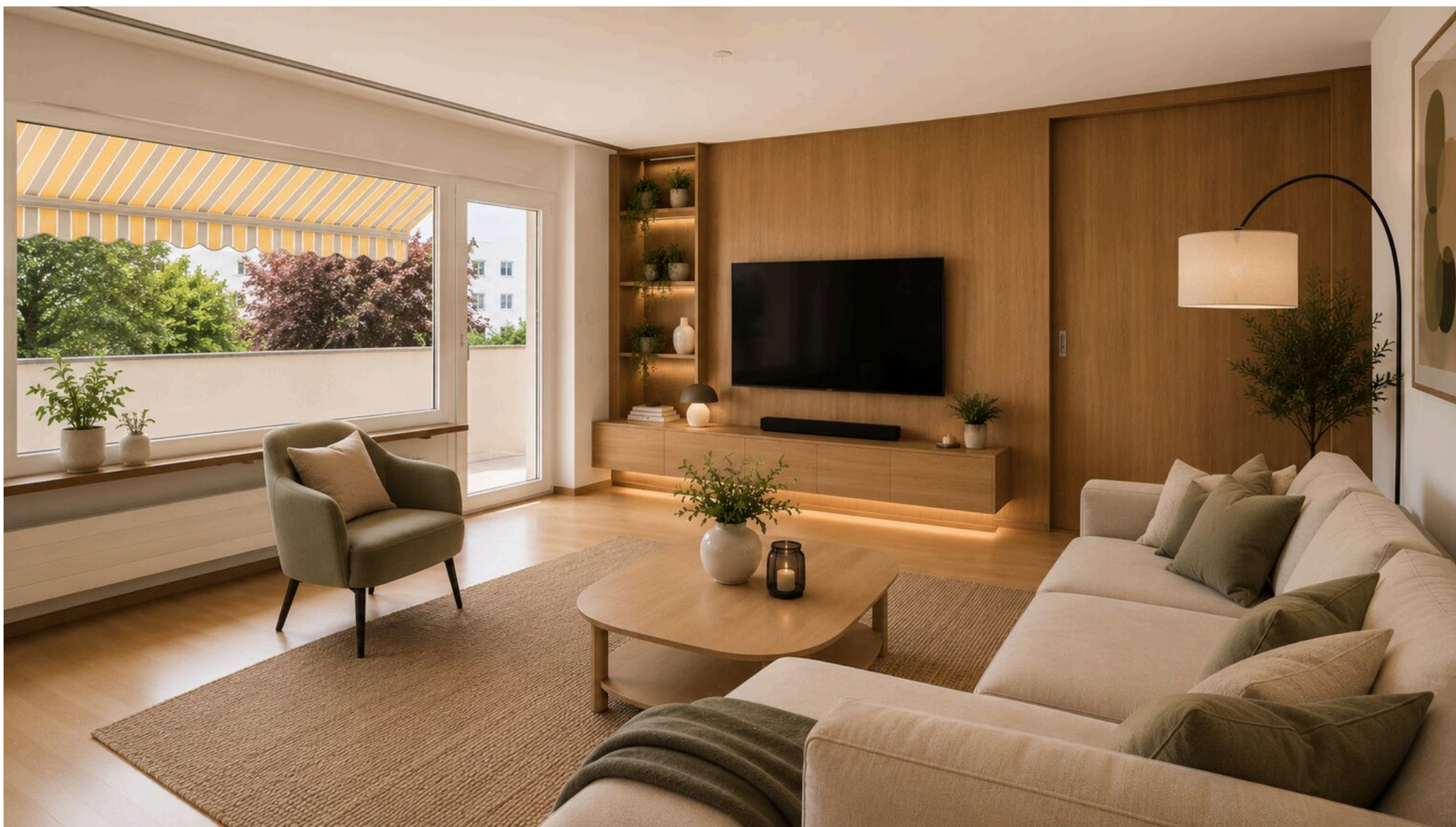
Interior view



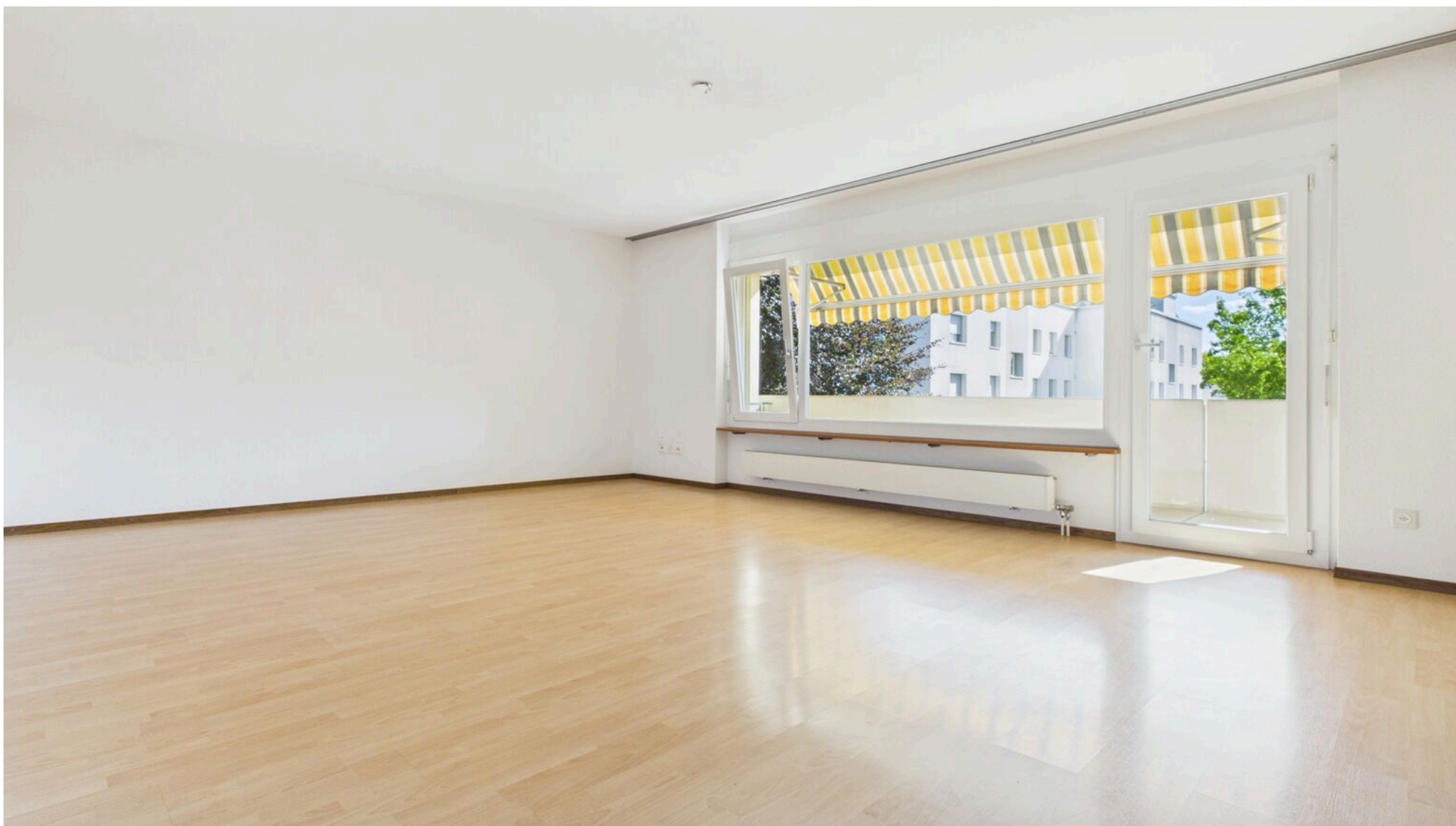
Wohnbereich unterteilbar - Sie entscheiden



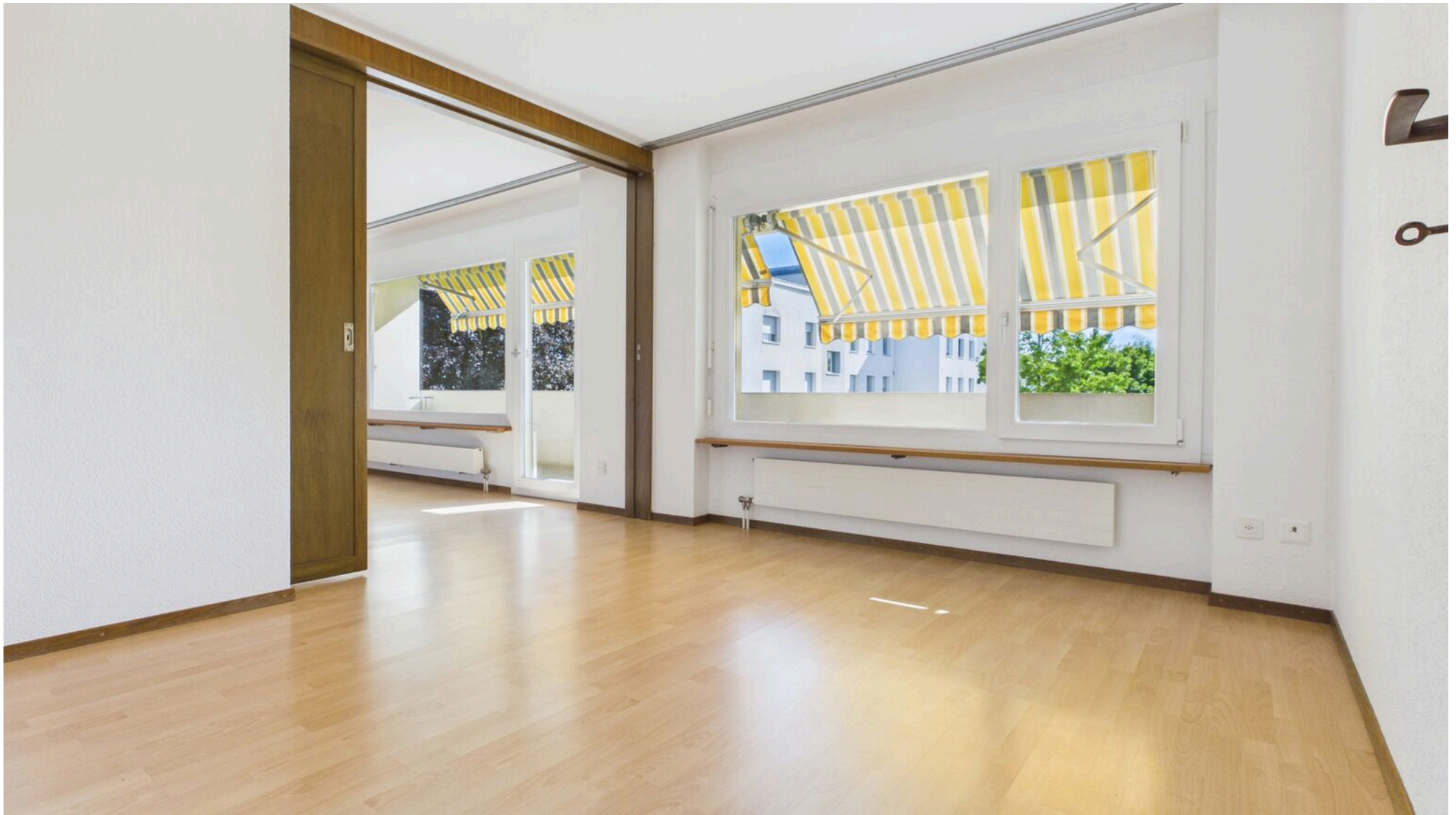
Vielleicht so als einziger offener Bereich



Oder doch geschlossen



Der helle, lichtdurchflutete Wohnbereich bietet viele Gestaltungsmöglichkeiten







Zimmer 1



Vielleicht zukünftig so möbliert?



Zimmer 2



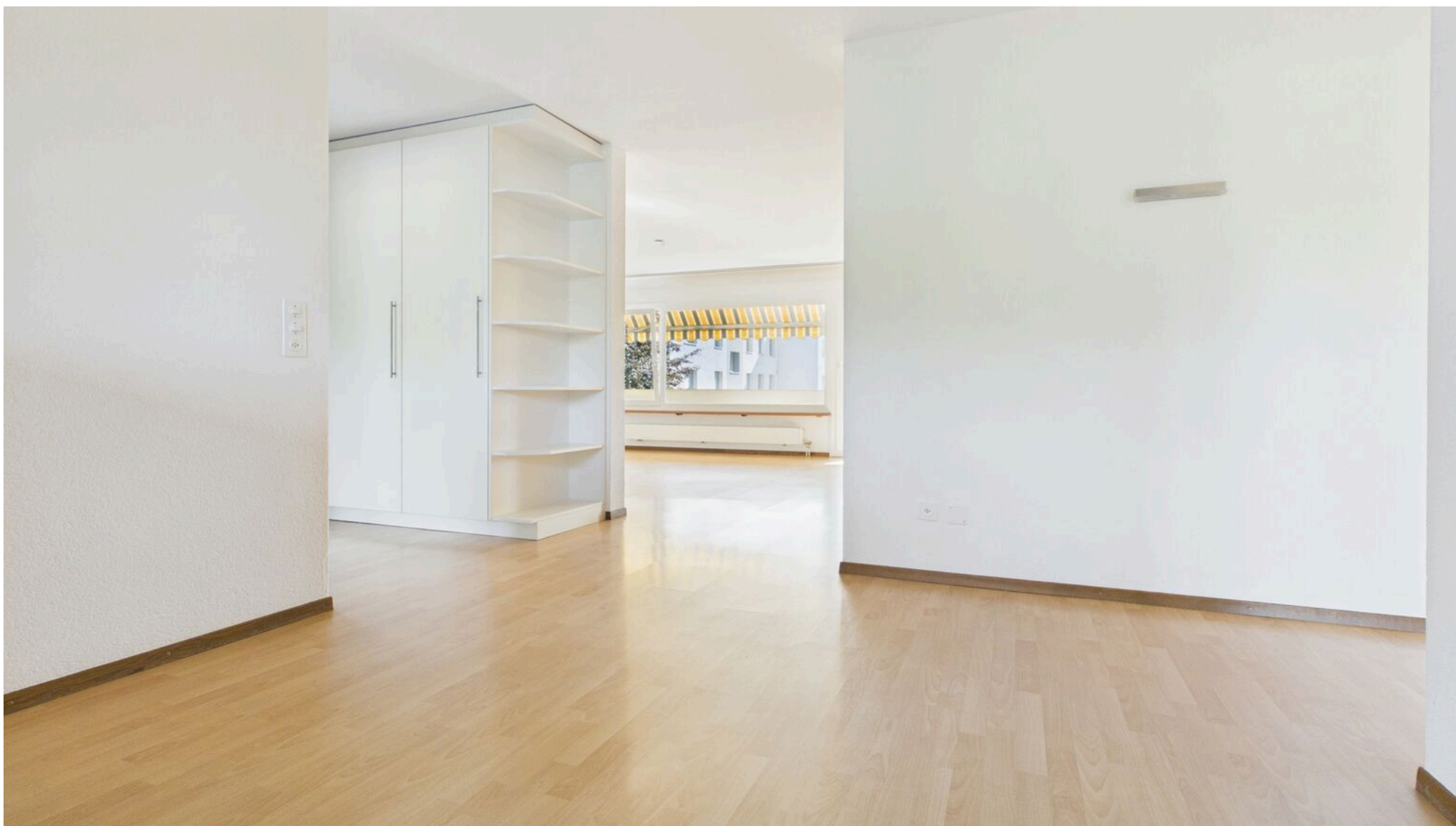
Zimmer 3



Vielleicht bald ein Kinderzimmer



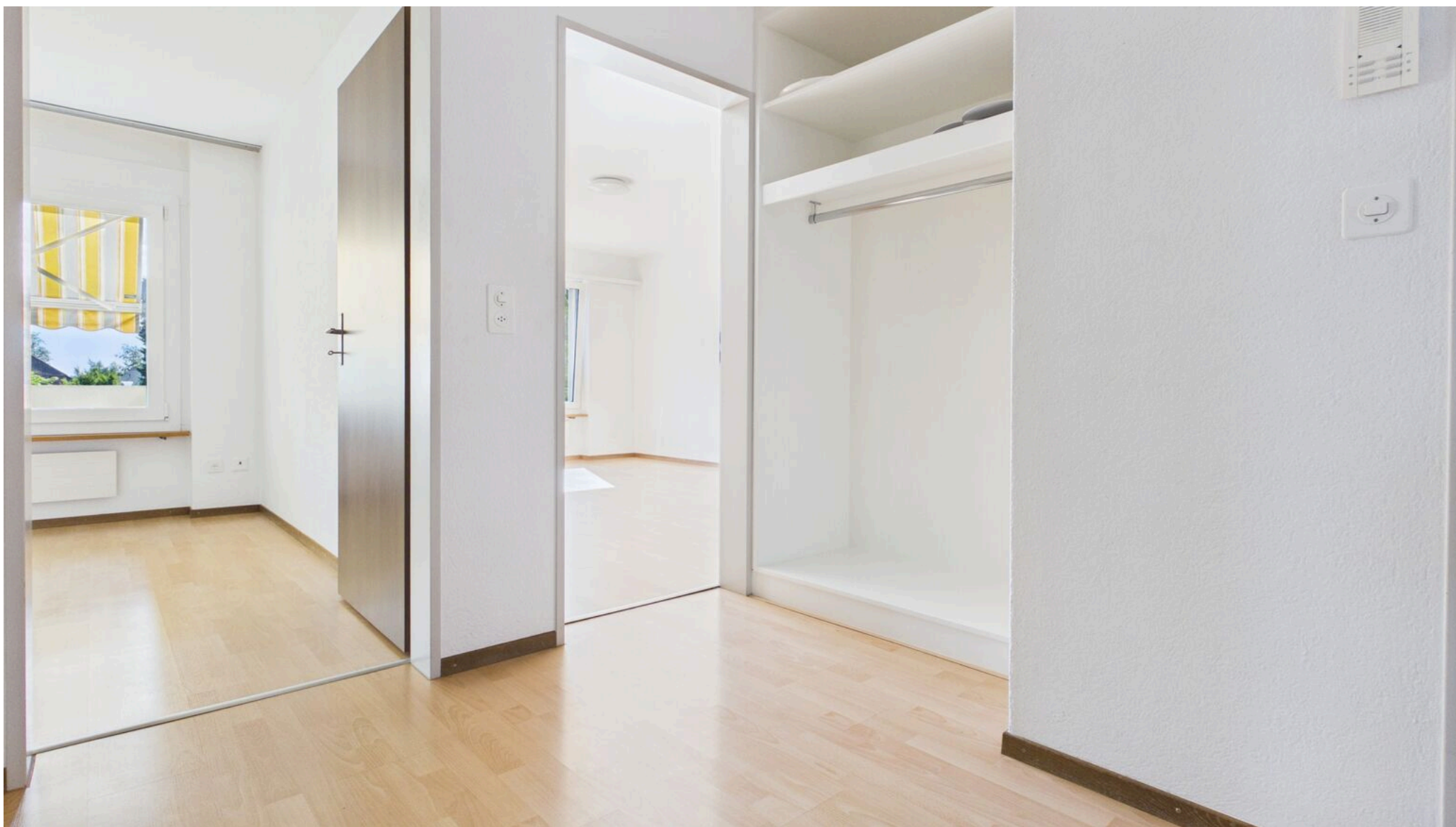
Küche



Vorplatz mit Schrank für den Waschturm







Garderobe



Bad mit Badewanne



Bad mit Dusche

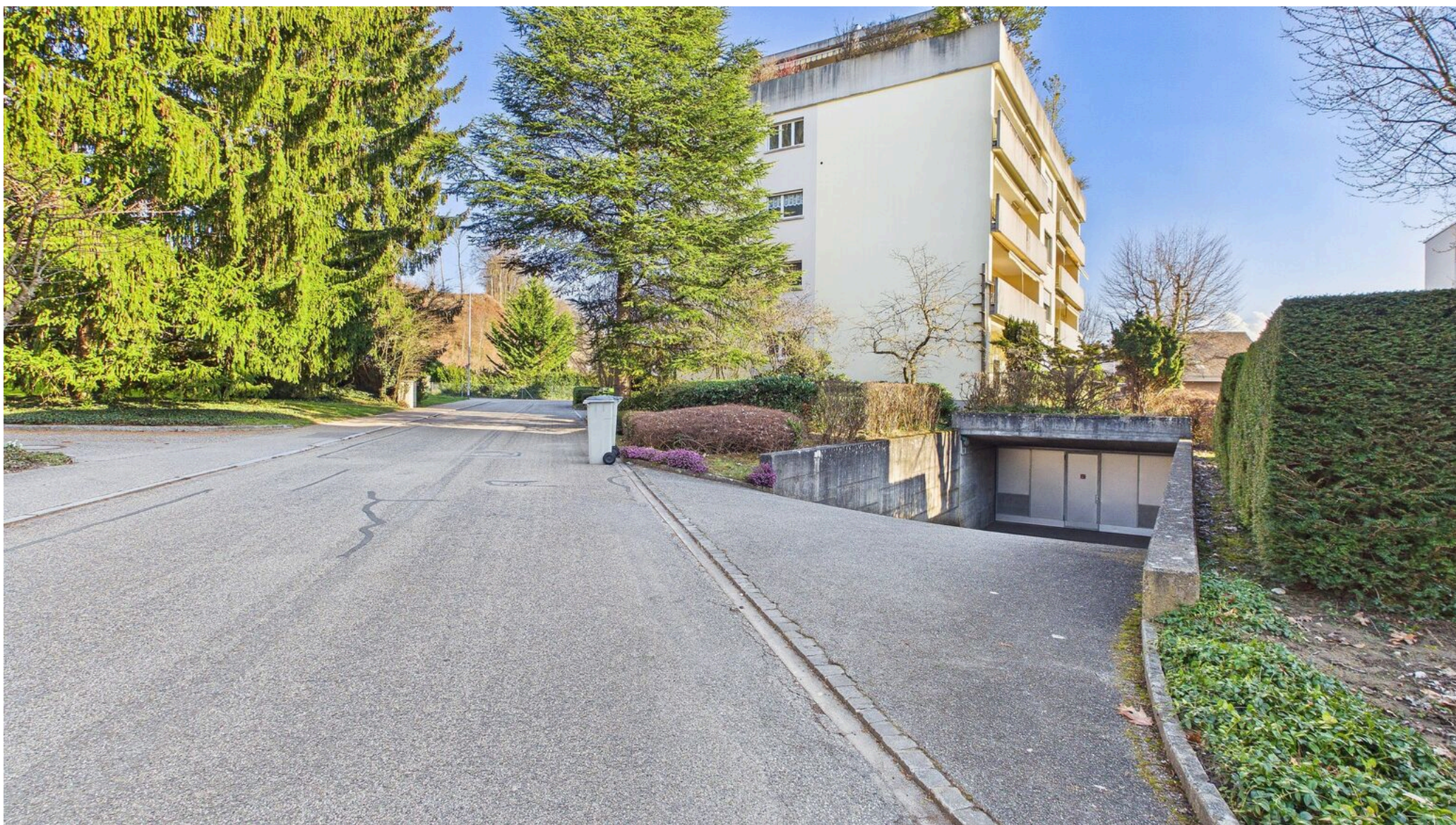
Exterior view



Ausblick Balkon



Ansicht MFH Eigerweg 8 (Nordost)



Zufahrt in die Einstellhalle



Eingangsbereich



Vorplatz mit Besucherparkplätzen

Interior view



Veloraum UG



Einstellhalle

Plan



Grundriss der Wohnung

Exterior view



Herzlich Willkommen am Eigerweg 8 in Kirchberg

Contact

Wymobilien, Marcel Wyss

Hauptstrasse 13
3422 Kirchberg BE

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
