



FOR SALE

CH-3428 Wiler b. Utzenstorf, Hauptstrasse 30

Generous 4½-room penthouse apartment with gallery + two balconies

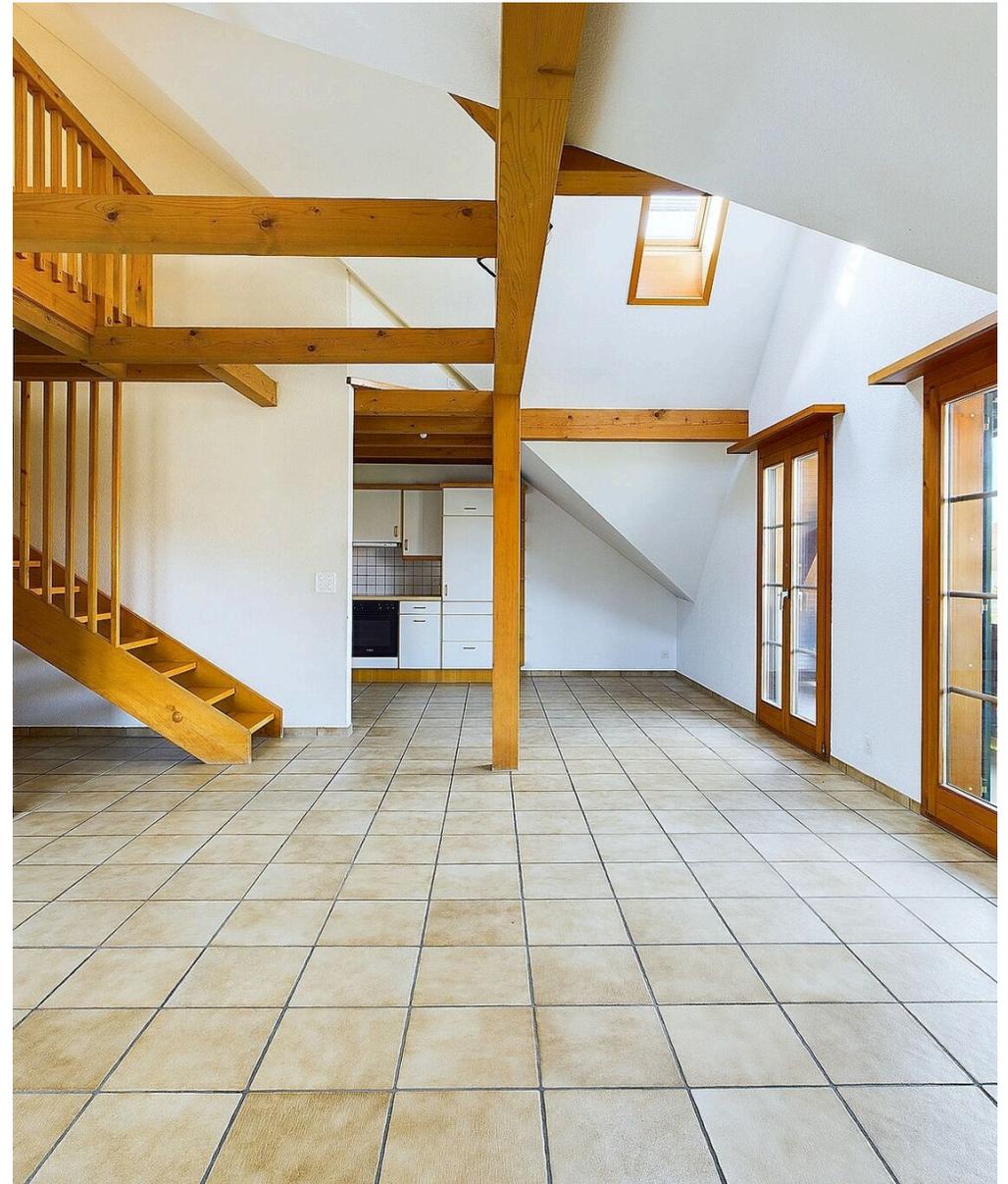
CHF 465,000.-



wymobilien.ch
Marcel Wyss

Table of contents

Description	3
Characteristics	4
Conveniences	5
Images	6
Contact	20



Description

The property **built in 1989** now comprises three flats **three office rooms for the local administration** and a **restaurant**.

The **4½-room property with gallery and attic** is located on the **2nd floor and in the attic** in the **south-west part** of the building complex. It can be reached **comfortably by lift or stairs**.

The heart of the property is the **bright living and dining room** with **open kitchen** and direct access to **two spacious balconies**. A **large bedroom, two further rooms** and the **spacious gallery** offer plenty of space and a wide range of uses – ideal for families, couples or for living with a home office.

A **wet room with bath, shower, toilet and washbasin** and a **separate guest WC** complete the attractive living offer.

Room program (approx. figures)

- Entrance / corridor: **13.6 m²**
- Room 1: **9.0 m²**
- Room 2: **17.3 m²**
- Room 3: **10.8 m²**
- Bathroom (shower/bathtub/toilet/washbasin): **5.75 m²**
- Guest WC: **2.12 m²**
- Living / dining / kitchen: **36.8 m²**
- Gallery: **27.0 m²**
- Balconies (2): **24.0 m²**

Total living area: approx. **122.4 m²**

Further advantages

- Sun-drenched attic flat
- Practical floor plan
- Two spacious balconies
- Lift available
- Lockable cellar compartment
- Car parking space not included: **CHF 30,000.-**

Discover this affordable property on our virtual tour!

Sale price of the flat: CHF 465,000

Car parking space: CHF 30,000

We look forward to hearing from you and would be happy to show you the advantages of this apartment in person.

**Immopartner GmbH Kirchberg / Wymobilien,
Marcel Wyss, Kirchberg**

Characteristics

Availability	To agree	Location floor	2nd floor
Type	Apartment	Year of construction	1989
Reference	4.5+Galerie	Heating type	Heat pump
Second home	Authorized	Heating installation	Floor
Rooms	4.5	Condition of the property	Good
Bedrooms	3	Standing	Standard
Bathroom	1	Living area	~ 122 m²
Number of toilets	2	Parking places	Yes, obligatory

Object Price	CHF 465,000.-
Number of parkings	
1x Interior (not incl.)	CHF 30,000.-
Total price	CHF 495,000.-
Fiscal value	CHF 326,740.-

Conveniences

Neighbourhood

- > Village
- > Green
- > Shops/Stores
- > Restaurant(s)
- > Railway station
- > Public swimming pool
- > Hiking trails
- > Bike trail

Outside conveniences

- > Balcony/ies
- > Garage
- > Visitor parking space(s)

Inside conveniences

- > Lift/elevator
- > Garage
- > Open kitchen
- > Guests lavatory
- > Cellar
- > Garret
- > Built-in closet
- > Bright/sunny
- > Exposed beams
- > With character

Equipment

- > Laundry
- > Bath
- > Shower

Floor

- > Tiles
- > Parquet floor
- > Laminated

Condition

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

Orientation

- > South
- > West

Interior view























Plan





Exterior view



Contact

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Notes
