



FOR SALE

CH-3472 Rumendingen, Dorf 22

5.5 Rooms + expanded attic room for studio, fitness...

CHF 895,000.-



wymobilien.ch
Marcel Wyss

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Description

Charming 5.5-room village house with garden idyll, private shed and carport for 2 vehicles

In the midst of the popular new development project "Cholimatte" in Rumendingen, this extraordinary 5.5-room village house with plenty of space, a well-thought-out room concept and a living environment that harmoniously combines community and privacy is waiting for you. The development was designed according to the model of a traditional village center and offers a spacious meeting place as well as attractive communal areas.

As soon as you enter the house, the bright ground floor impresses with a generous living, dining and kitchen area of around 52 m². The open room layout creates a pleasant living atmosphere and offers direct access to the two terraces. A guest toilet is the perfect addition to the ground floor.

Upstairs there are three comfortable bedrooms. The master bedroom has an en-suite bathroom. Two other rooms are ideal as children's, guest or home office.

A special highlight is the expanded attic with an area of over 60 m². This versatile room offers numerous possibilities – whether as a studio, home office, play area or additional living space. The connections for another bathroom are already prepared.

There is also a lot of usable space available in the basement. In addition to the spacious laundry room, you will find a cellar/utility room and an additional technical/utility room.

The surroundings are characterized by their rural atmosphere, plenty of greenery and an unobstructed view of the adjacent agricultural area. Each unit has its own garden area. The offer is complemented by a separate outbuilding with a private shed, a large communal room for parties, hobbies or meetings, and a central village square as a meeting area.

space program

ground floor

- entrance
- Open living, dining and kitchen area 51.9 m²
- Guest toilet
- Direct access to the terraces

upper floor

- Parent's bedroom approx. 15.0 m² with en suite bathroom 5.9 m²
- Bedroom 15.0 m²
- Bedroom 12.4 m²

attic

- Expanded attic room 61.3 m²
- Connections for additional bathroom available

basement

- Laundry room 14.3 m²
- Basement/utility room 25.8 m²
- Technical/utility room 13.2 m²

Highlights at a glance

- Generous 5.5-room village house
- Living area with about 52 m²
- Two terraces
- Unobstructed view of the countryside
- Expanded attic with over 60 m² of usable space
- Preparation for additional bathroom in the attic
- Private shed in the outbuilding
- Large common room for shared use
- Attractive village square as a meeting zone
- Carport with parking lift for 2 vehicles
- Quiet location with a view of the countryside
- Family-friendly living environment

values

Building insurance value: CHF 720,000

Own-use value: CHF 17,530

Official value house: CHF 432,000

Official value carport: CHF 12,110

This house is ideal for families, couples with a need for space or people who want to live close to nature while benefiting from a special settlement concept. The combination of generous living space, a private garden and attractive communal facilities makes this

offer a rare opportunity in the tax-friendly Rumendingen.

We would be happy to provide you with more information and a virtual tour. We look forward to hearing from you.

Wymobilien, Marcel Wyss
Kirchberg and Langnau

Characteristics

Availability	01.02.2027	Heating type	Distance heating
Type	Attached house	Heating installation	Floor
Reference	Cholimatte5.5+	Condition of the property	Very good
Rooms	5.5	Living area	~ 189 m²
Bedrooms	3	Ground surface	~ 158 m²
Bathrooms	2	Useful surface	~ 236 m²
Number of toilets	3	Volume	~ 778 m³
Year of construction	2025	Parking places	Yes, obligatory

Object Price	CHF 895,000.-
Number of parkings	
2x Interior (incl.)	
Local tax	100 %
Fiscal value	CHF 444,110.-

Conveniences

Neighbourhood

- > Green
- > Residential area

Outside conveniences

- > Terrace/s
- > Garden
- > Exclusive use of garden
- > Bench
- > Quiet
- > Greenery
- > Annex
- > Storeroom
- > Carport
- > Visitor parking space(s)
- > Gabled

Inside conveniences

- > Without elevator
- > Open kitchen
- > Guests lavatory
- > Cellar
- > Storeroom
- > Workshop

Equipment

- > Fitted kitchen
- > Ceramic glass cooktop
- > Oven
- > Fridge
- > Dishwasher
- > Washing machine
- > Bath
- > Shower

Floor

- > Tiles
- > Parquet floor

Condition

- > As new
- > In it's current state

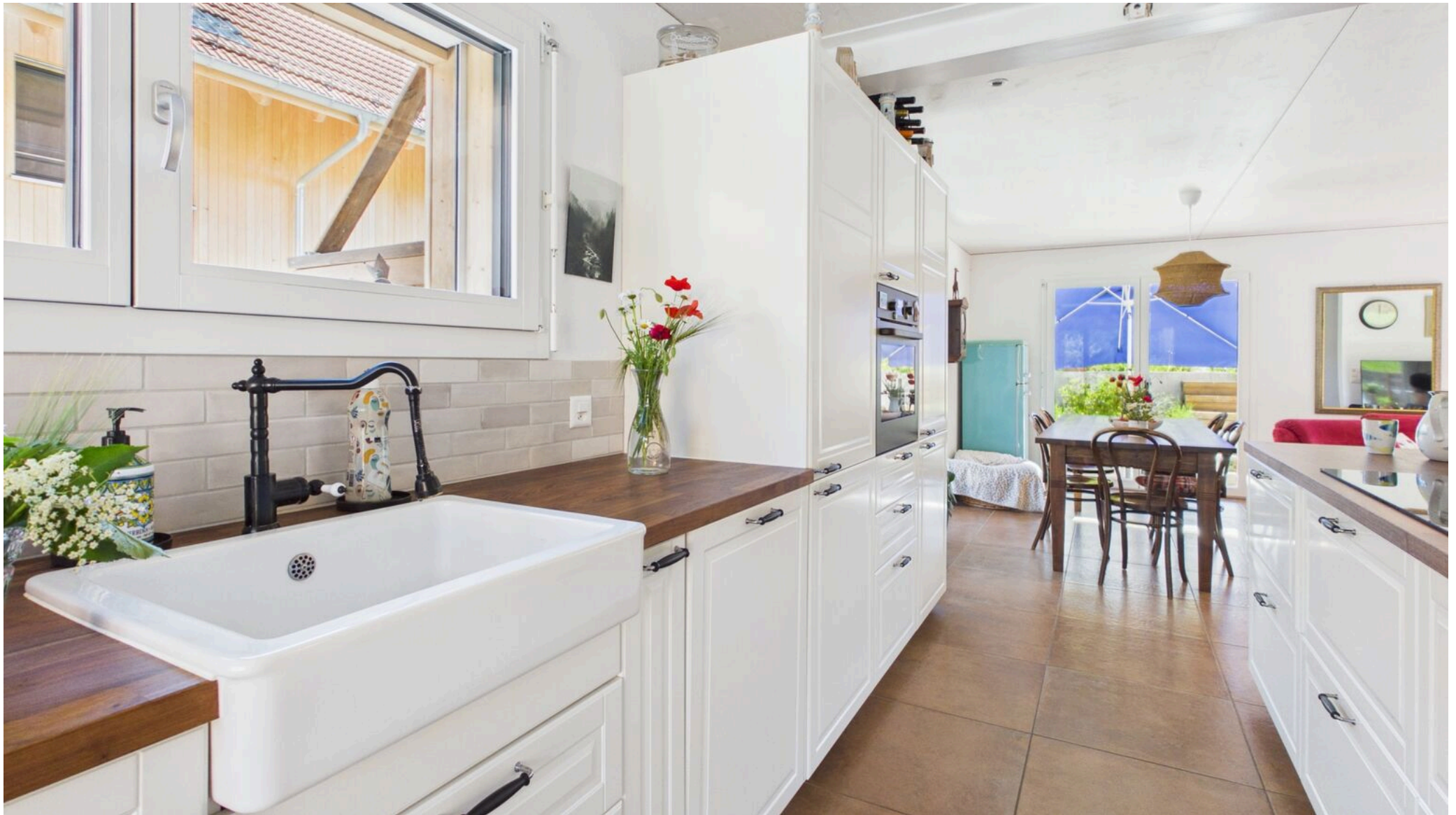
View

- > Clear
- > Rural

Style

- > Character house

Interior view





Ess- Wohnbereich mit Ausgang auf die Terrasse und den Blumengarten



Ess- und Wohnbereich

Exterior view



Terrasse angrenzend an die Landwirtschaftszone







Einfach nur schön dieser Ausblick (Landwirtschaftsland)

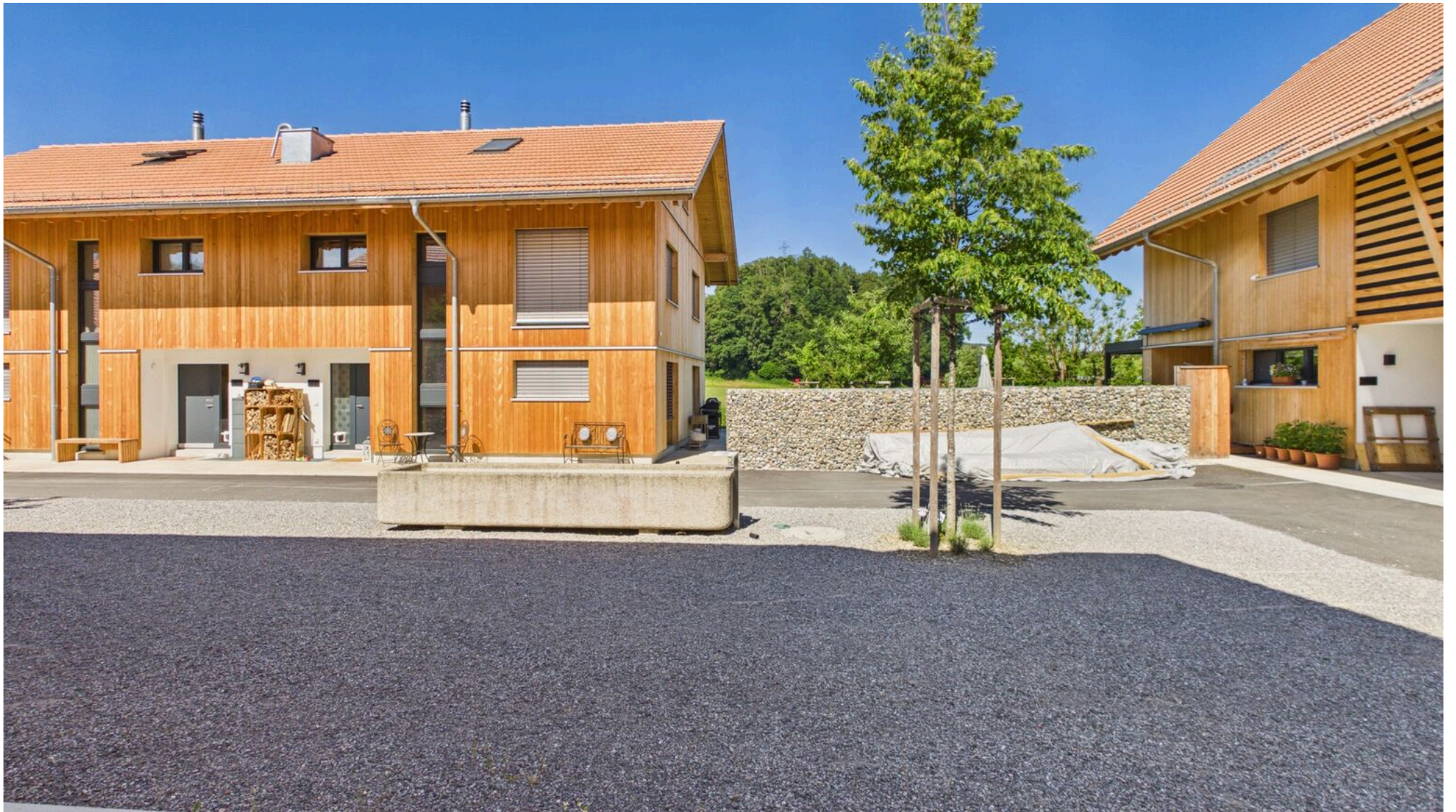


2. Sitzplatz 'Dorfplatz'





Dorfplatz



Interior view



Garderobe



Gäste-WC EG



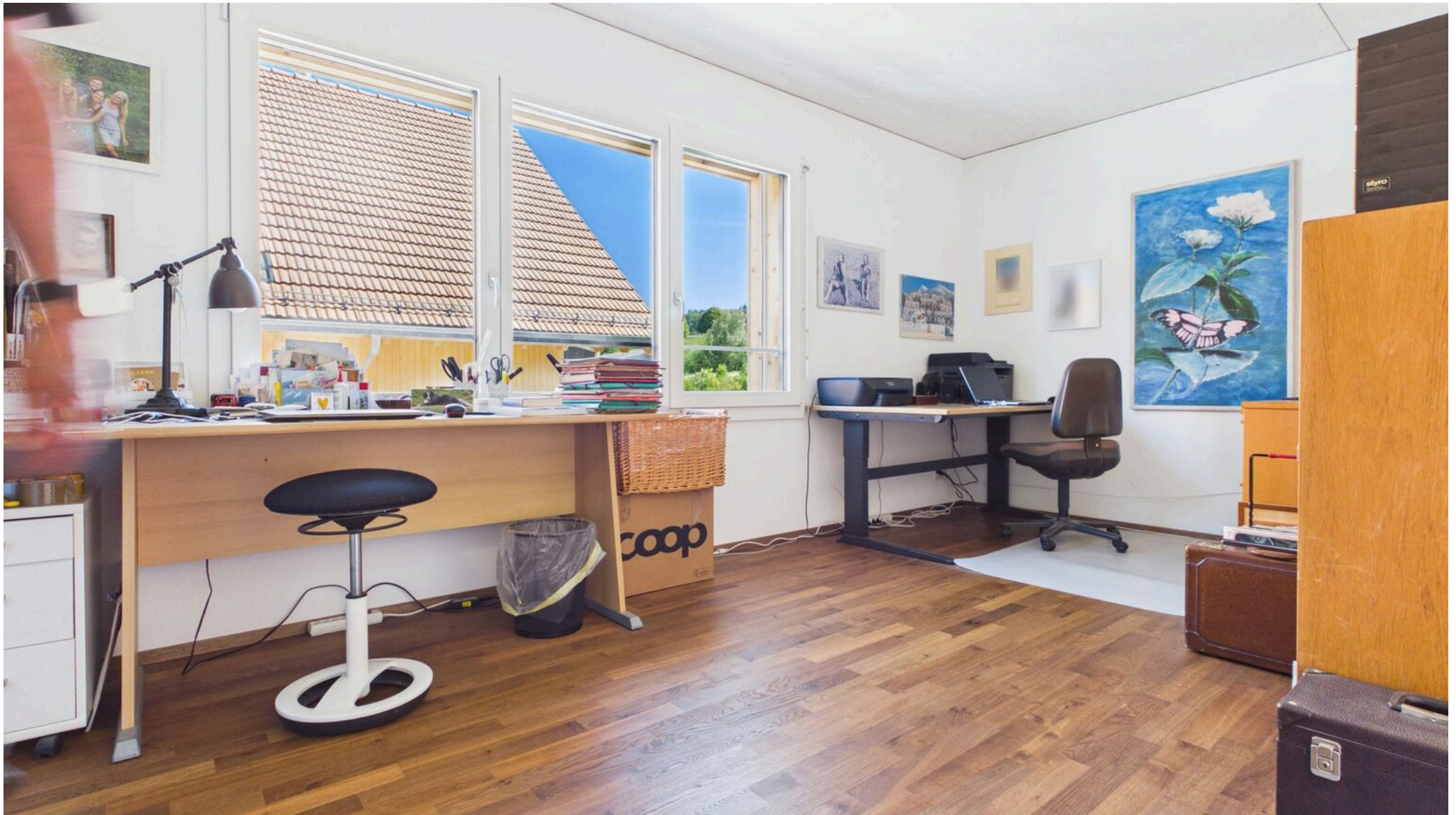
Zimmer mit Bad



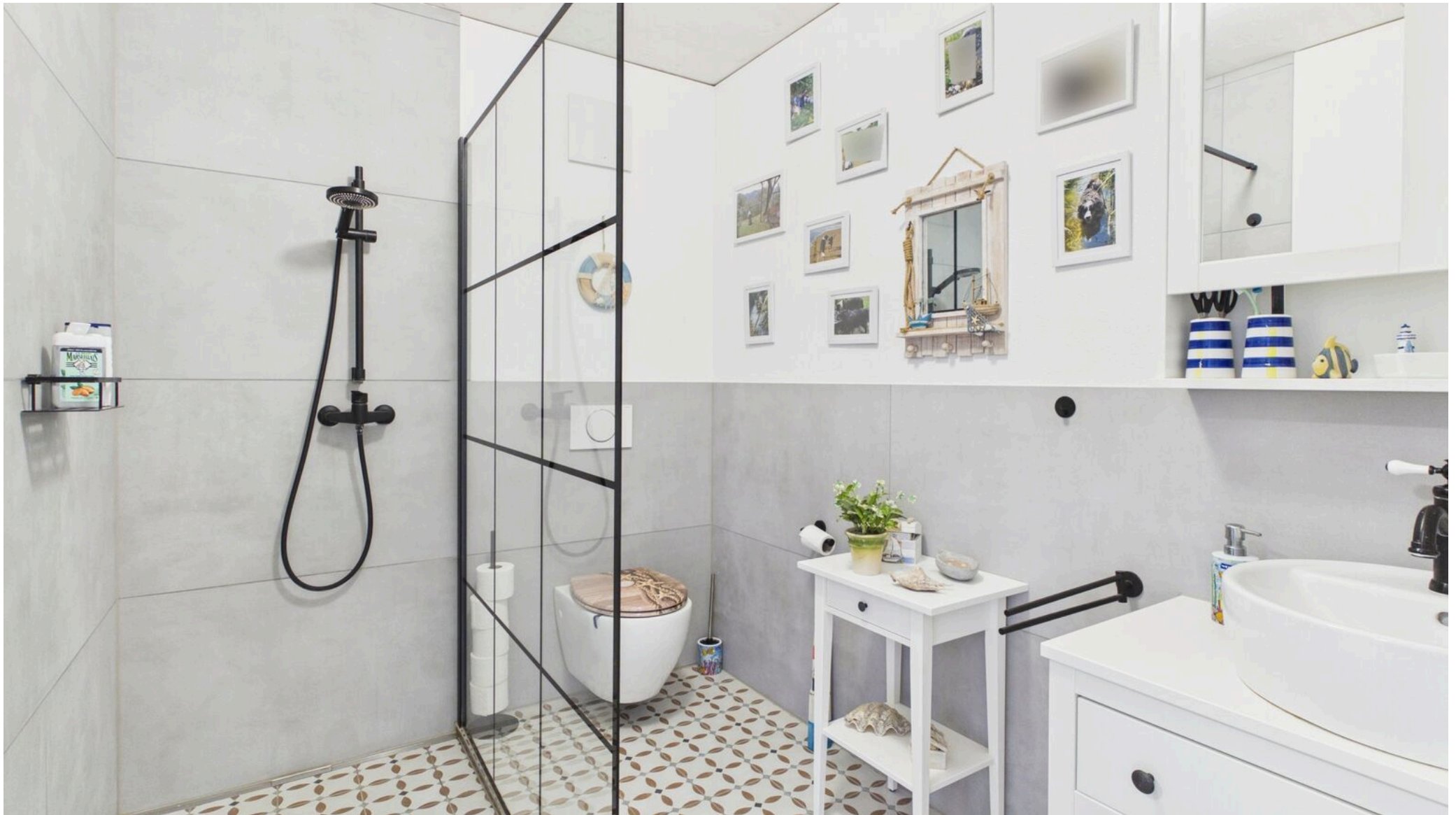
Bad mit Badewanne



Zimmer



Zimmer



Sep. Bad mit Walk-In Dusche



Dachzimmer ideal für Büro, Atelier, Wellness



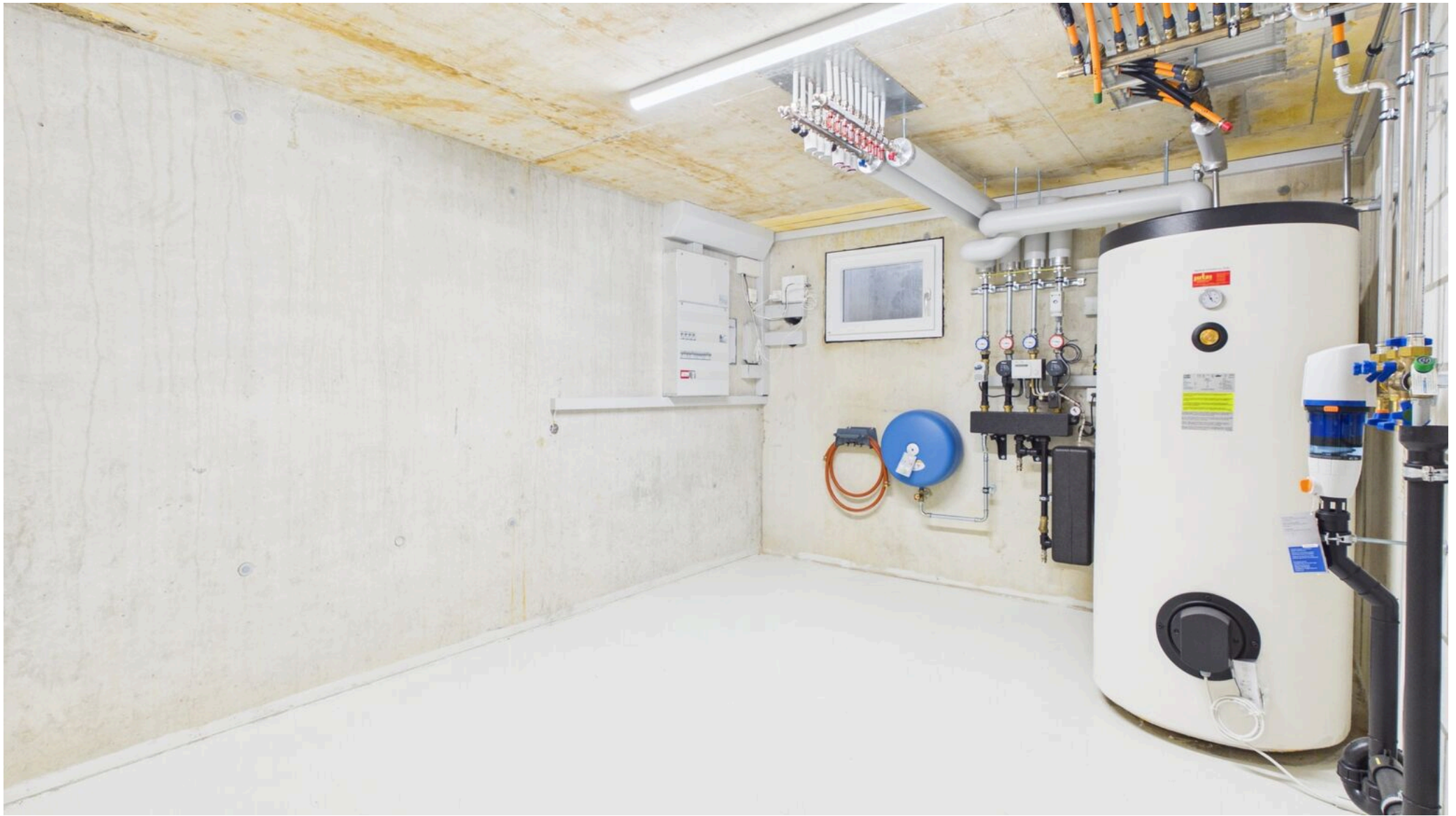
Wasseranschluss für ein weiteres Bad vorhanden



Keller UG



Waschküche UG



Technik UG

Exterior view



Dorfplatz



Gebäude rechts mit Allgemeinraum OG und priv. Schopf

Interior view



Priv. Schopf



Allgemeinraum

Exterior view



Parkierung

Interior view



2 Parkplätze (Lift)

Plan



Grundrisse UG, EG, OG, DG

Exterior view



Ihr neues Zuhause in der Cholimatte

Contact

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Notes
