



FOR SALE

CH-3422 Kirchberg BE, Ersigenstrasse 25d

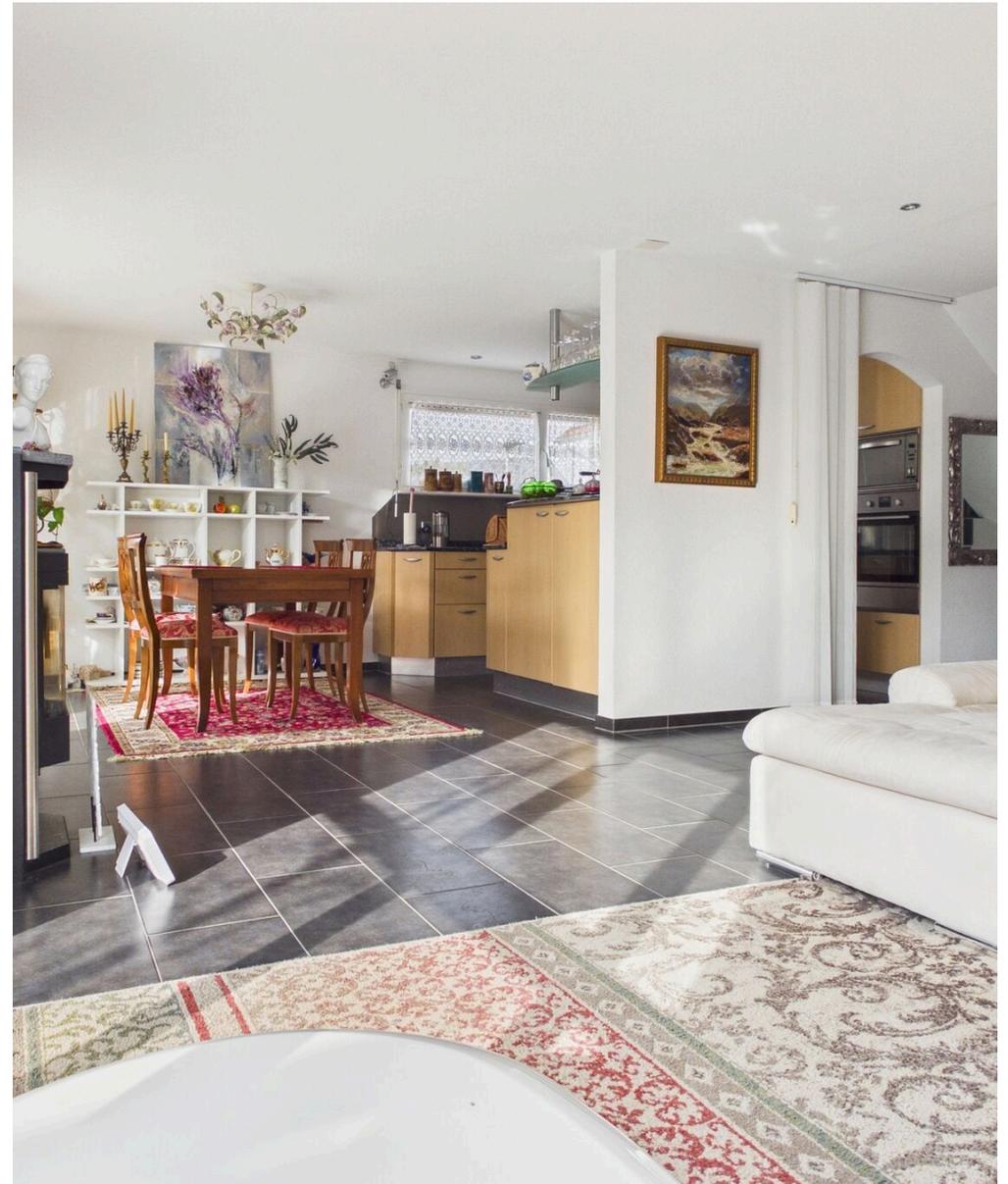
Lots of space, peace + proximity to the center – Double single-family house with garden
Price upon request



wymobilien.ch
Marcel Wyss

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Description

This attractive semi-detached family home from 2001 impresses with its excellent location, which combines quiet living with proximity to the center in ideal fashion. Thanks to its generous dimensions and a spacious feel reminiscent of a single-family home, the property offers plenty of space for families or couples who value comfort, generosity and flexible use for different life stages.

The house is located in a quiet, family-friendly neighborhood **without through traffic**. Schools, shopping facilities and public transport are within easy walking distance.

- Entrance area:

16.7 m² Laundry room/**Shower**/Waste chute: **9.02 m²**
Heated room "Disponibel": **13.6 m²** Basement/Wine cellar: **9.1 m²** with direct access to the garage and storage shed Heating room (district heating) Storage space: **8.2 m²** Workshop/Basement: **21.3 m²** Ground floor

- Wardrobe: **5.24 m²**
- WC: **1.9 m²**
- Living/Dining/Kitchen: **47 m²**
- Room: **10.3 m²**
- Exit to the terrace/garden

First floor

- Bathroom: **11.9 m²** with double sink, WC, shower, bathtub and **Waste chute**
- Bedroom: **16.1 m²** with balcony access
- Balcony: **8 m²**
- Room: **13.7 m²** with built-in wardrobe
- Room: **12.8 m²** with built-in wardrobe
- Entrance area/Stairs: **5.8 m²**

Attic

- Spacious living gallery: **49.8 m²**
- Floor: **11.6 m²**

Outdoor area

- Terrace and pergola
- Garden fireplace
- Cozy garden with trees and grapes

Further highlights

- **District heating connection** since 2022
- **Garage and storage shed** with electric gate + **1 outdoor parking space**
- **Swedish stove** for cosy warmth
- **Laminated safety glass** + safety window handles in the basement and ground floor
- **Direct stair access** from the garage/shed to the basement
- Entire garden fenced with a fence

Has this house caught your eye?

Contact us!

Wymobilien, Marcel Wyss, Kirchberg + Langnau

Characteristics

Availability	01.09.2026	Heating type	Distance heating
Type	Bifamiliar house	Heating installation	Floor
Reference	DEFH	Construction zone	W2
Second home	Authorized	Condition of the property	Good
Rooms	7.5	Living area	~ 188 m²
Bedrooms	4	Ground surface	~ 397 m²
Bathroom	1	Useful surface	~ 297 m²
Number of toilets	2	Volume	~ 820 m³
Year of construction	2001	Balcony surface	~ 8 m²
Latest renovations	2022	Parking places	Yes, obligatory

Object Price	Price upon request
Number of parkings	
1x Interior (incl.)	
1x Exterior (not incl.)	
Local tax	1.59 %
Fiscal value	CHF 582,000.-

Conveniences

Neighbourhood

- > Village
- > 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
- > Sports centre
- > Public swimming pool
- > Tennis centre
- > Hiking trails
- > Bike trail
- > Soccer pitch
- > Medical home
- > Doctor

Outside conveniences

- > Balcony/ies
- > Terrace/s
- > Exclusive use of garden
- > Garden
- > Bench
- > Quiet
- > Loggia
- > Greenery
- > Fence
- > Storeroom
- > Parking
- > Garage
- > Barbecue-chimney

Inside conveniences

- > Without elevator
- > Open kitchen

- > Guests lavatory
- > Cellar
- > Carnotzet
- > Garret
- > Storeroom
- > Craft room
- > Built-in closet
- > Swedish stove
- > Double glazing
- > Bright/sunny
- > Skylights
- > With front and rear view

Equipment

- > Fitted kitchen
- > Cooker/stove
- > Ceramic glass cooktop
- > Oven
- > Microwave
- > Fridge
- > Dishwasher
- > Washing machine
- > Laundry drop
- > Shower
- > Bath
- > Phone
- > Cable/TV
- > WiFi
- > Optic fiber
- > Internet connection
- > Electric garage door

Floor

- > Tiles
- > Laminated

Condition

- > Good
- > In it's current state

Orientation

> South

> West

Style

> Classic

Exposure

> All day

Interior view



Exterior view



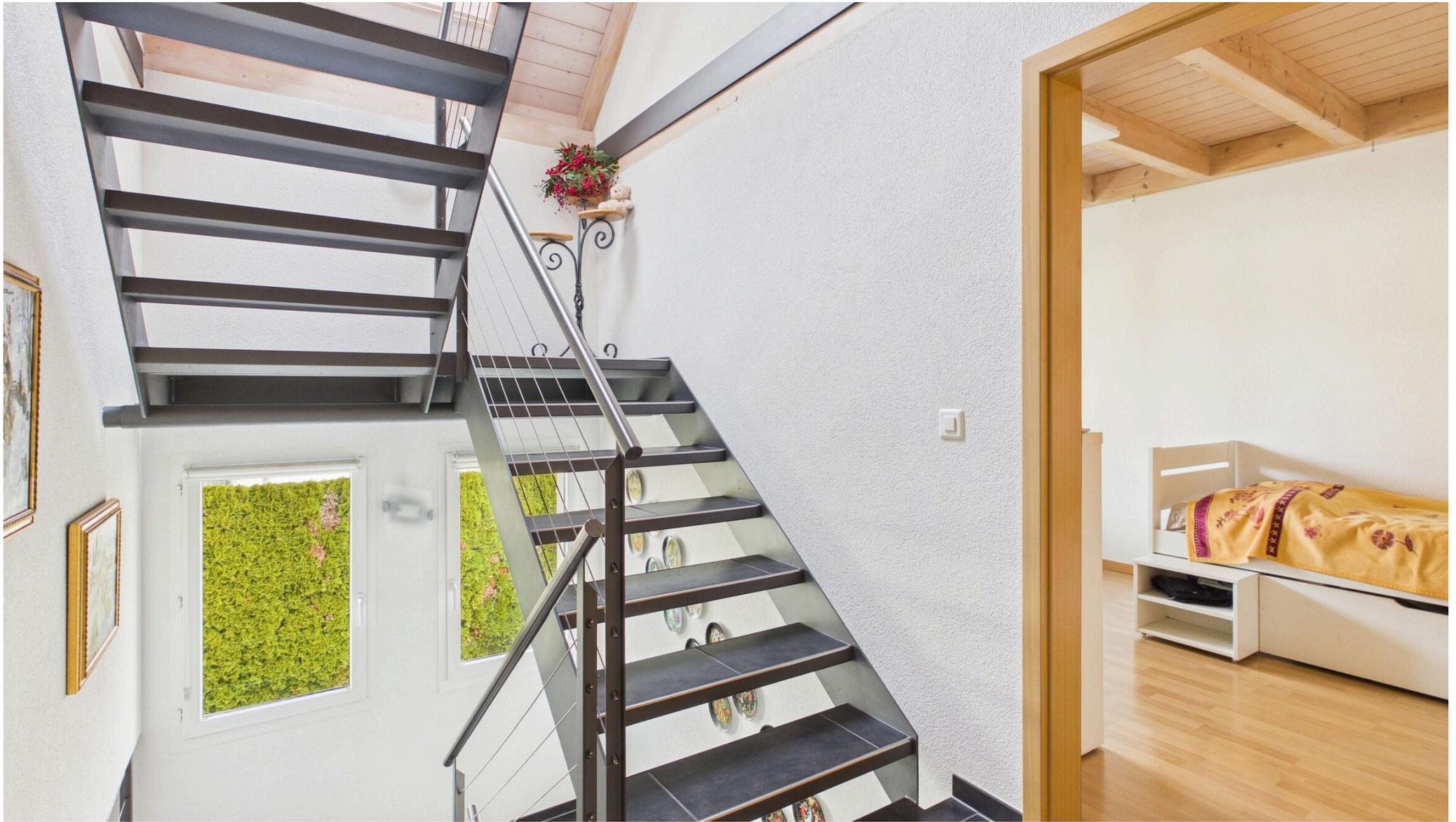






Interior view















Exterior view





Plan

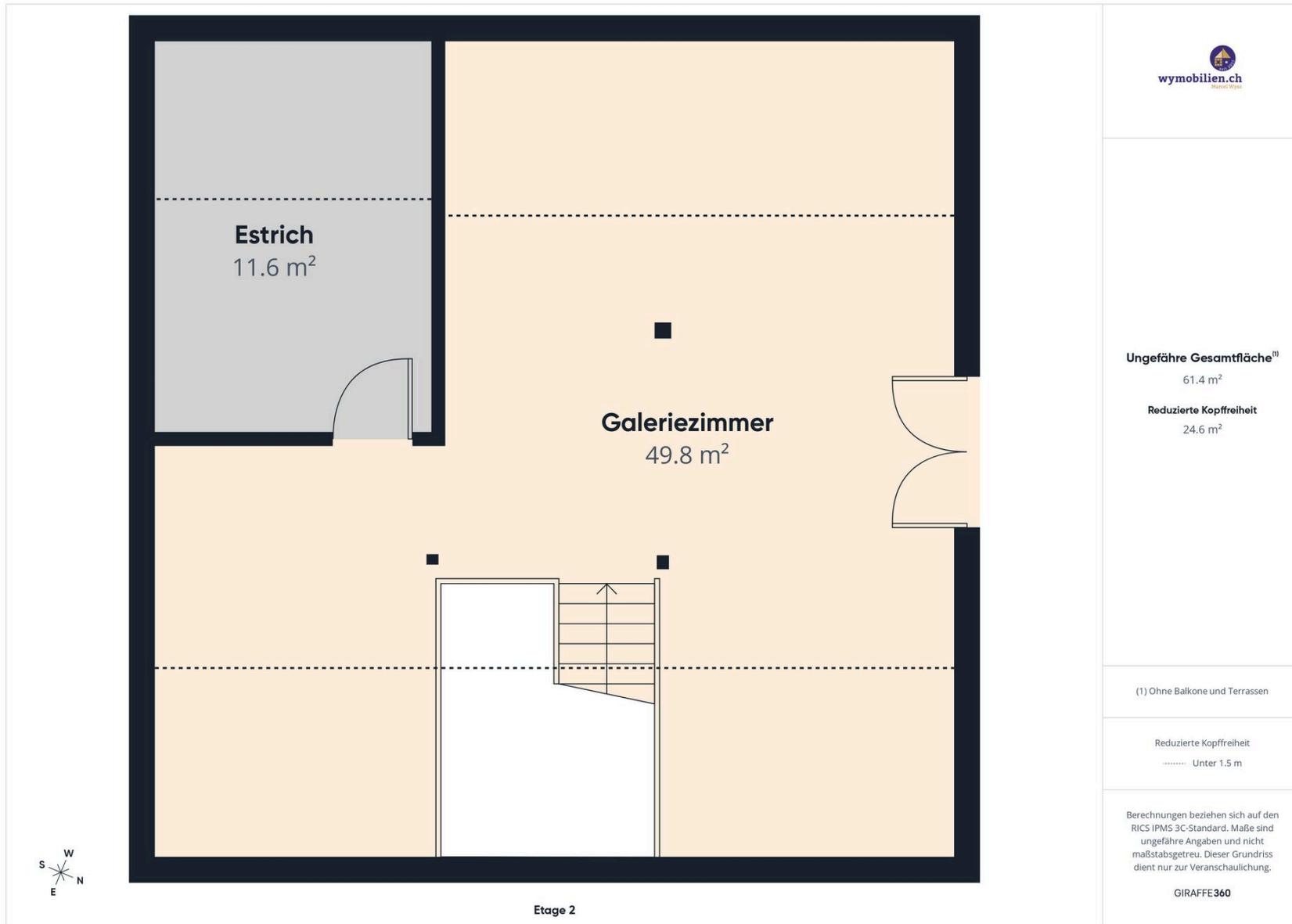












Contact

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
