



FOR SALE

CH-3422 Kirchberg BE, Beundenweg 36a

House with unique architecture and dreamlike garden

CHF 995,000.-



**wymobilien.ch**  
Marcel Wyss

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# Description

## **Double single-family house with unique architecture and a fantastic garden in a prime location in Kirchberg**

In a quiet and family-friendly residential area at **Beundenweg 36a in Kirchberg**, you will find a special home with a lot of charm, an extraordinary architecture and a beautiful garden paradise. Shopping facilities, schools and public transport links are within walking distance, making this location particularly attractive.

The double single-family house was designed and built in 1974 by a young architect for his own use. The individual architecture with staggered levels and the spacious outdoor area give the property a very special charm to this day. The house offers a wide range of uses and is suitable for couples with space requirements and home offices as well as for families with children or for combining living and working under one roof.

The lovingly designed plot with an area of **608 m<sup>2</sup>** presents itself as a true garden paradise. A covered terrace, a shed, a garden shower and a diverse planting with impressive, tall cypress trees create a unique atmosphere and invite you to linger.

### **Room concept with a lot of potential** (high ground floor)

The entrance area leads to the entrance hall with

adjacent kitchen and dining area. On this level there are also two rooms and a bathroom. The bathroom was originally accessible directly from a room and could be adapted again if necessary.

A few steps lead to the cozy living area with fireplace and direct access to the covered terrace and the beautiful garden.

### **basement**

In the basement there are two more rooms. One of them has a direct access to the outside and was used for many years as a studio for an interior decoration company with upholstery. A separate WC with the possibility of connecting a shower offers additional possibilities for use.

The space is complemented by:

- Laundry room
- cellar
- Heating room with oil heating
- tank room

A subfloor also provides practical storage space.

Your benefits at a glance

- Very good and quiet residential location in Kirchberg
- Shopping, schools and public transport easily accessible
- Recreational area with forest and Emme River right

outside the door

- Architecturally unique house with staggered levels
- Generous, sunny plot with 608 m<sup>2</sup>
- Beautiful garden with old trees and impressive cypresses
- Covered terrace, garden shower and shed
- Cozy living area with fireplace
- Flexible use options for family, home office or living and working
- Atelier with separate exterior access
- Expansion and extension potential depending on individual living concept
- Only two residential floors plus attic
- A lot of privacy

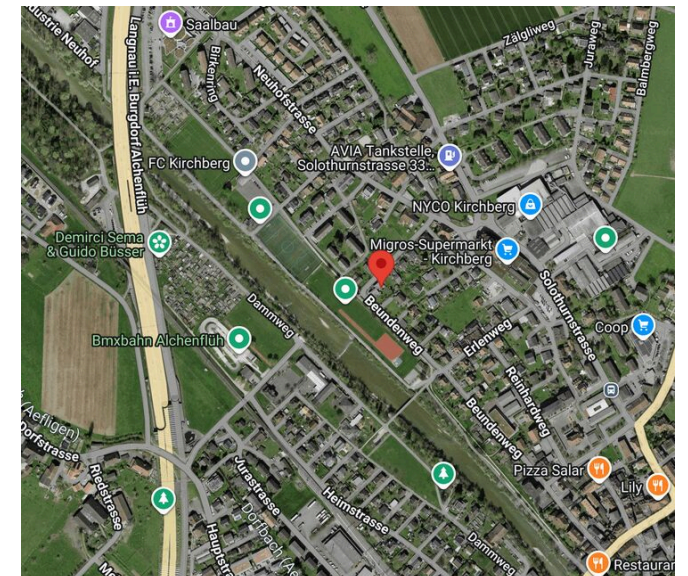
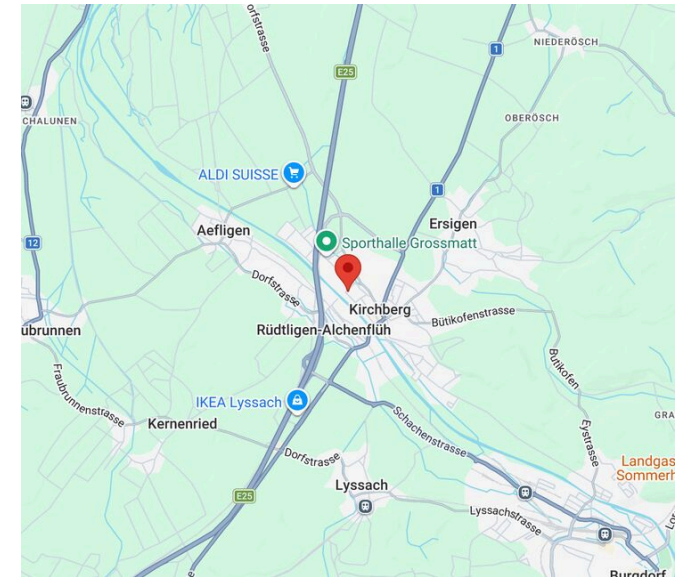
A property with character, history and a lot of potential – ideal for people who are looking for something special and appreciate a beautiful garden.

We would be happy to provide you with further information and a virtual tour of the interior and exterior! We look forward to hearing from you.

Wymobilien Marcel Wyss, Kirchberg  
Immopartner GmbH, Kirchberg

# Location plan

			
Station	<b>634 m</b>	7 min.	3 min.
Public transports	<b>208 m</b>	3 min.	-
Nursery school	<b>207 m</b>	3 min.	-
Primary school	<b>336 m</b>	4 min.	-
Secondary school	<b>394 m</b>	4 min.	-
Stores	<b>204 m</b>	3 min.	-
Post office	<b>646 m</b>	7 min.	2 min.
Bank	<b>545 m</b>	6 min.	2 min.
Restaurants	<b>316 m</b>	4 min.	-



# Characteristics

Availability	<b>To agree</b>
Type	<b>Bifamiliar house</b>
Reference	<b>EFHkiBeunden</b>
Rooms	<b>5.5</b>
Bedrooms	<b>3</b>
Bathroom	<b>1</b>
Number of toilets	<b>2</b>
Year of construction	<b>1974</b>
Total number of floors	<b>2</b>
Basement	<b>1</b>

Heating type	<b>Fuel oil</b>
Heating installation	<b>Radiator</b>
Domestic water heating system	<b>Fuel oil</b>
Construction zone	<b>W2</b>
Condition of the property	<b>Good</b>
Living area	<b>~ 160 m<sup>2</sup></b>
Ground surface	<b>~ 608 m<sup>2</sup></b>
Volume	<b>~ 752 m<sup>3</sup></b>
Parking places	<b>Yes, obligatory</b>

Object Price	<b>CHF 995,000.-</b>
<b>Number of parkings</b>	
3x Exterior (incl.)	
Local tax	<b>159 %</b>

# Conveniences

## Neighbourhood

- > Village
- > Green
- > 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
- > Concert hall
- > Medical home
- > Doctor

## Outside conveniences

- > Terrace/s
- > Garden
- > Exclusive use of garden
- > Bench
- > Quiet
- > Greenery
- > Storeroom
- > Parking
- > Built on even grounds
- > Roof insulation

## Inside conveniences

- > Without elevator
- > Visitor parking space(s)
- > Eat-in-kitchen
- > Cellar

- > Garret
- > Workshop
- > Built-in closet
- > Water softener
- > Mosquito screen
- > Fireplace
- > Double glazing
- > Bright/sunny
- > Skylights

## Equipment

- > Cooker/stove
- > Oven
- > Fridge
- > Dishwasher
- > Washing machine
- > Laundry drop
- > Shower
- > Bath

## Floor

- > Tiles
- > Carpet

## Condition

- > In it's current state

## Orientation

- > South
- > East

## View

- > River
- > Forest

# Exterior view



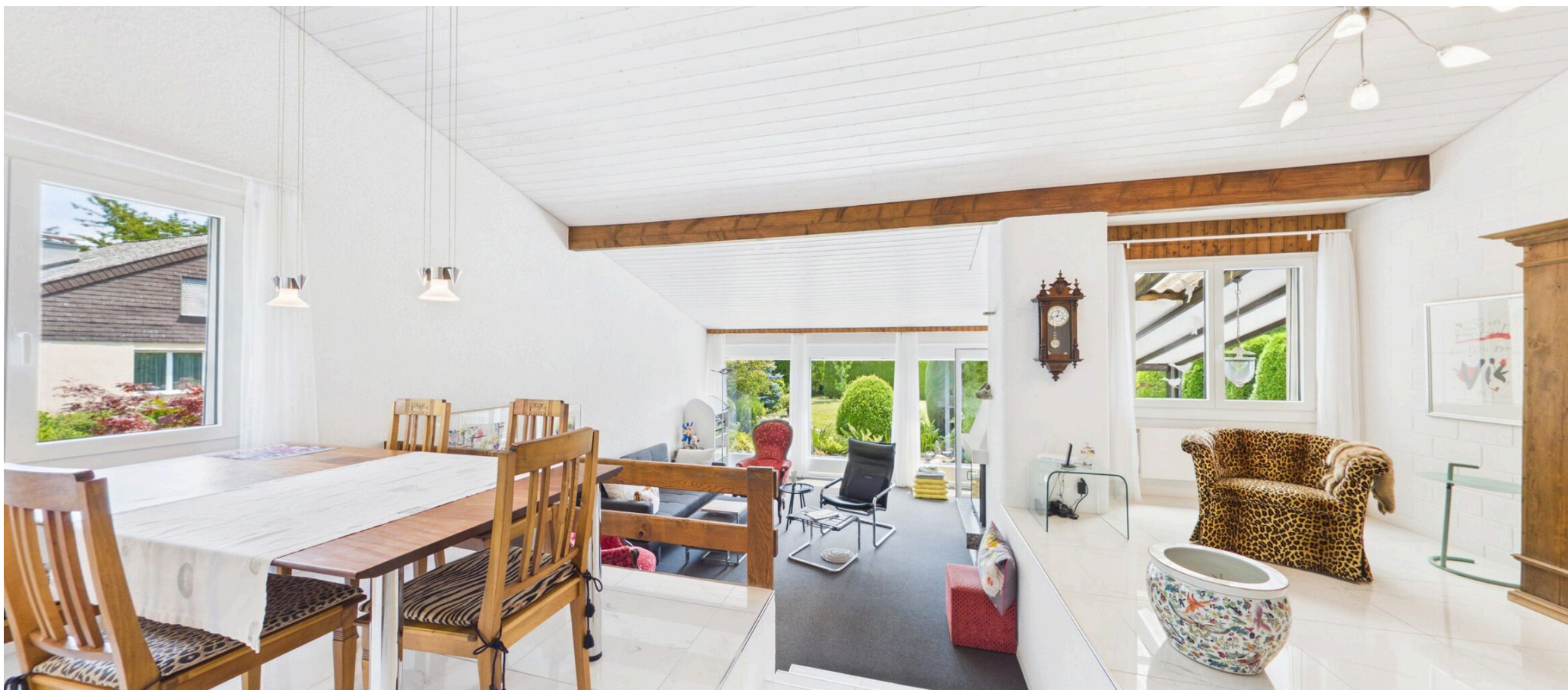


# Interior view



Ess-/Wohnbereich







Beispiel unmöbliert



Die gedeckte Terrasse



Küche



Zimmer EG



Zimmer EG



Bad mit Badewanne und Dusche





Zimmer UG mit Aussenzugang (früher Atelier)



Zimmer UG



WC UG, Anschluss für Dusche vorhanden

# Plan



Grundriss der 2 Geschosse

# Exterior view



Zufahrt



Willkommen im Gartenparadies

# Contact

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# Notes

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