



FOR SALE

CH-3421 Lyssach, Ringsstrasse 36

Family dream in Lyssach: Double single-family house with garden +

2 garages

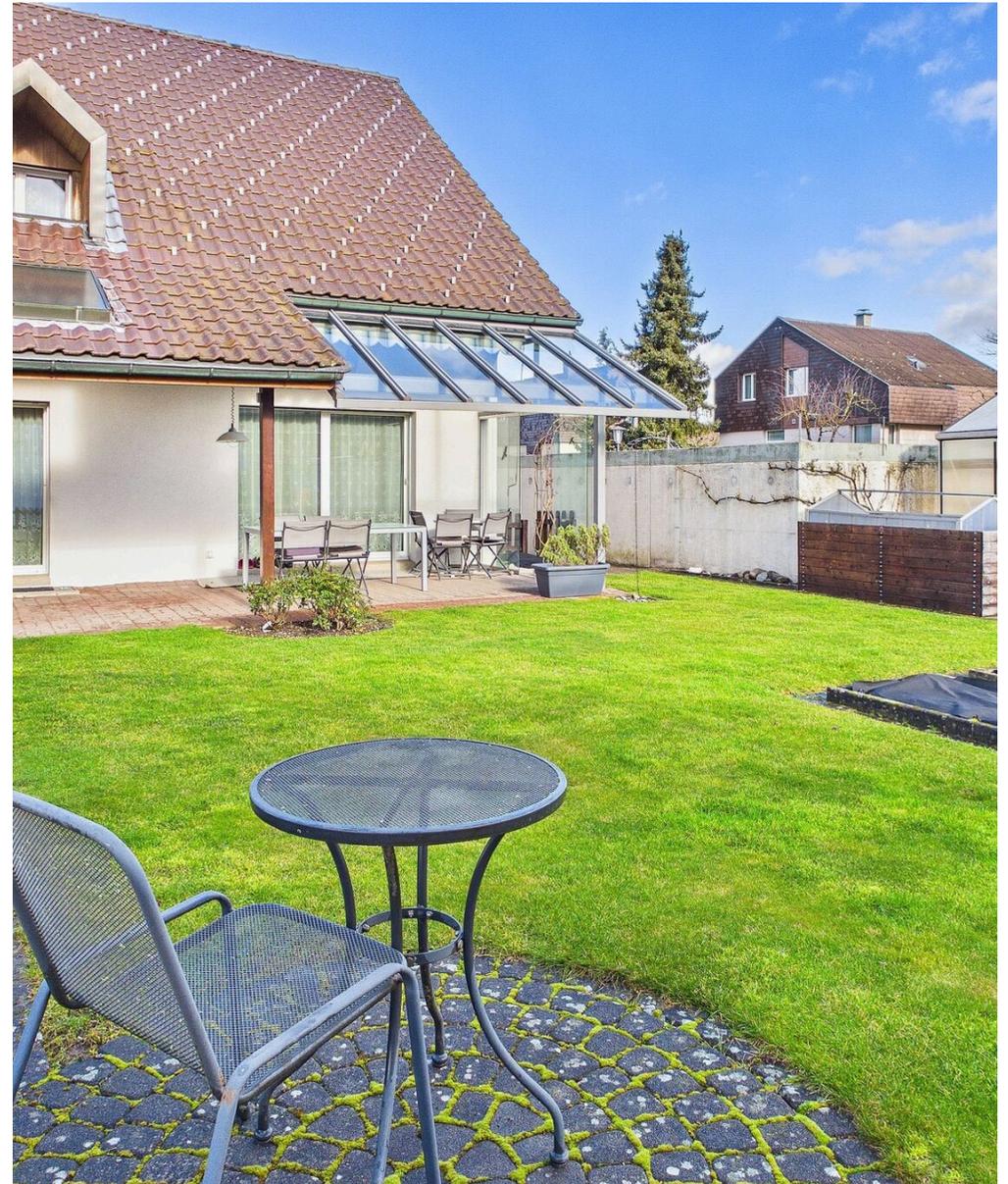
CHF 935,000.-



wymobilien.ch
Marcel Wyss

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Description

We would be delighted to introduce you to this well-maintained semi-detached house built in 1985. But first of all, the most important information:

This is a home with a high quality of life at a fair price!

Your benefits at a glance:

- 4 rooms + option to extend the attic
- Modern kitchen/living area
- Spacious living area with fireplace and access to the terrace
- Covered, wind-protected terrace
- Large garden with green area, flower beds, raised bed and greenhouse
- Basement, shelter room, workshop, laundry room with outdoor access
- 2 garages + 2 outdoor parking spaces in front of the garages

Attractive location – ideal for families and commuters

- Bus stop just a few meters away (¼-hourly service to Burgdorf)
- Just 3 minutes to the A1 motorway or the shopping area
- Shopping facilities, train station and post office within walking distance
- Tax rate: **1.39 %** – attractive for your family budget

Ground floor:

- Entrance hall: 9.2 m²
- Living room: 35.5 m²
- Kitchen: 10.6 m²
- Bathroom: 2.4 m²
- Room: 15 m²
- Room: 11.8 m²
- Room: 10.5 m²
- Room: 11 m²
- Bathroom: 5.6 m²

Attic floor:

- Attic space to be converted: 43.8 m²
(Already realized in the neighboring house – spiral staircase to the attic floor)

Basement floor:

- Entrance hall: 5.4 m²
- Laundry room: 10.3 m²
- Multipurpose room with outdoor access: 9.8 m²
- Multipurpose room: 10.3 m²
- Basement/shelter room: 11.8 m²
- Workshop: 10.7 m²

Outdoor area

- Well-maintained garden with plenty of green space

- Garden beds and greenhouse
- 2 garages
- Additional outdoor parking spaces

Interested?

Would you like to learn more about this attractive offer?

We would be happy to provide you with further information and a **virtual tour** .

Please respect the privacy of the owners. Entry to the plot is only permitted in the presence of **Wymobilien**.

We look forward to hearing from you!

Wymobilien

Marcel Wyss, Kirchberg + Langnau

Characteristics

Availability	To agree	Heating type	Gas
Type	Bifamiliar house	Heating installation	Floor
Reference	DEFHlyssach	Domestic water heating system	Heat pump
Rooms	5.5	Construction zone	w2
Bedrooms	4	Living area	~ 120 m²
Bathrooms	2	Ground surface	~ 385 m²
Number of toilets	2	Useful surface	~ 249 m²
Year of construction	1985	Volume	~ 699 m³
Latest renovations	2011	Parking places	Yes, obligatory

Object Price	CHF 935,000.-
Number of parkings	
2x Interior (incl.)	
2x Exterior (incl.)	
Local tax	1.39 %
Fiscal value	CHF 447,330.-

Conveniences

Neighbourhood

- > Village
- > Green
- > Residential area
- > Shops/Stores
- > Shopping street
- > Bank
- > Post office
- > Restaurant(s)
- > Pharmacy
- > Bus stop
- > Highway entrance/exit

Outside conveniences

- > Terrace/s
- > Garden
- > Exclusive use of garden
- > Bench
- > Quiet
- > Playground
- > Preschool
- > Primary school
- > Secondary school
- > Public swimming pool
- > Tennis centre
- > Hiking trails
- > Bike trail
- > Soccer pitch
- > Doctor
- > Medical home
- > Greenery
- > Garage
- > Visitor parking space(s)
- > Built on even grounds
- > Ground level access

Inside conveniences

- > Without elevator
- > Eat-in-kitchen
- > Cellar
- > Garret
- > CP-Shelter
- > Storeroom
- > Craft room
- > Fireplace
- > Double glazing
- > Triple glazing
- > Skylights

Equipment

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

Floor

- > Tiles
- > Carpet

Condition

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

Exterior view







Interior view



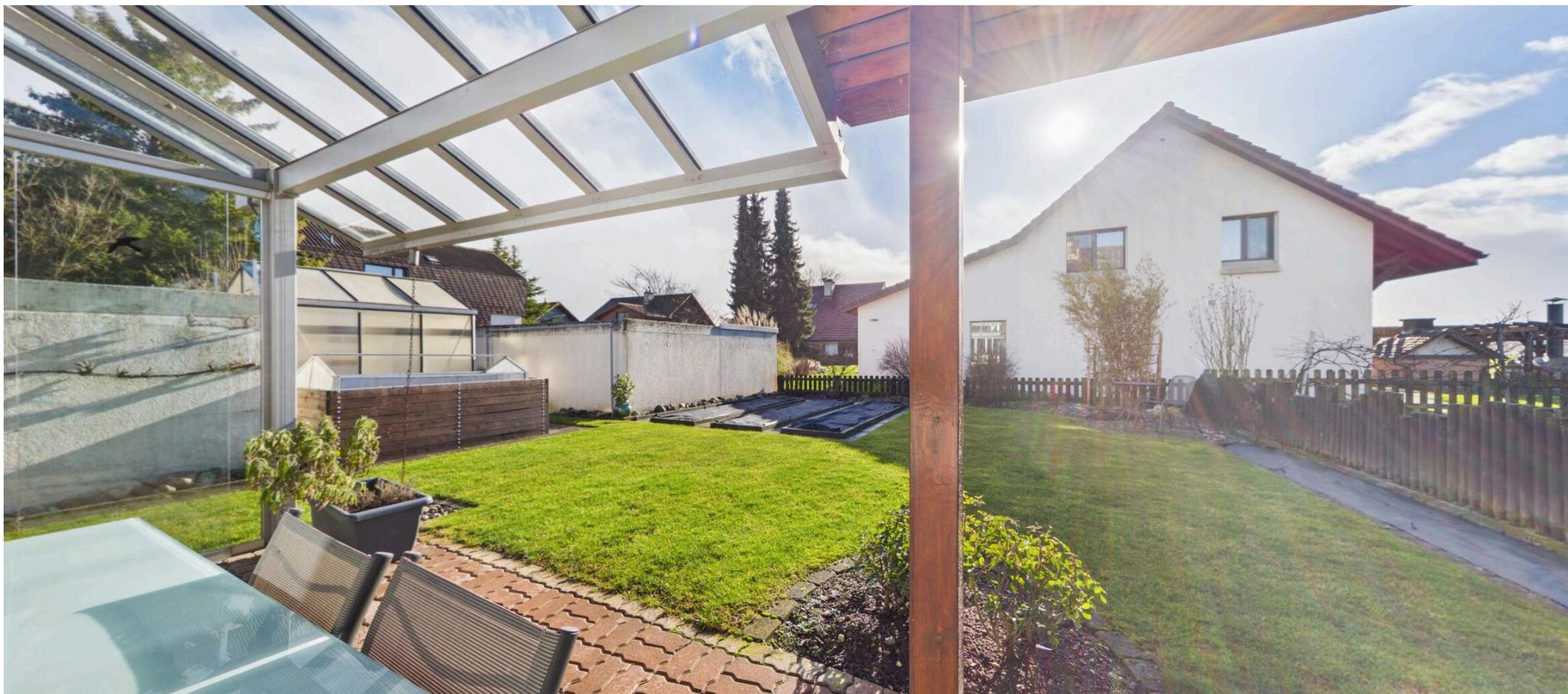






Exterior view

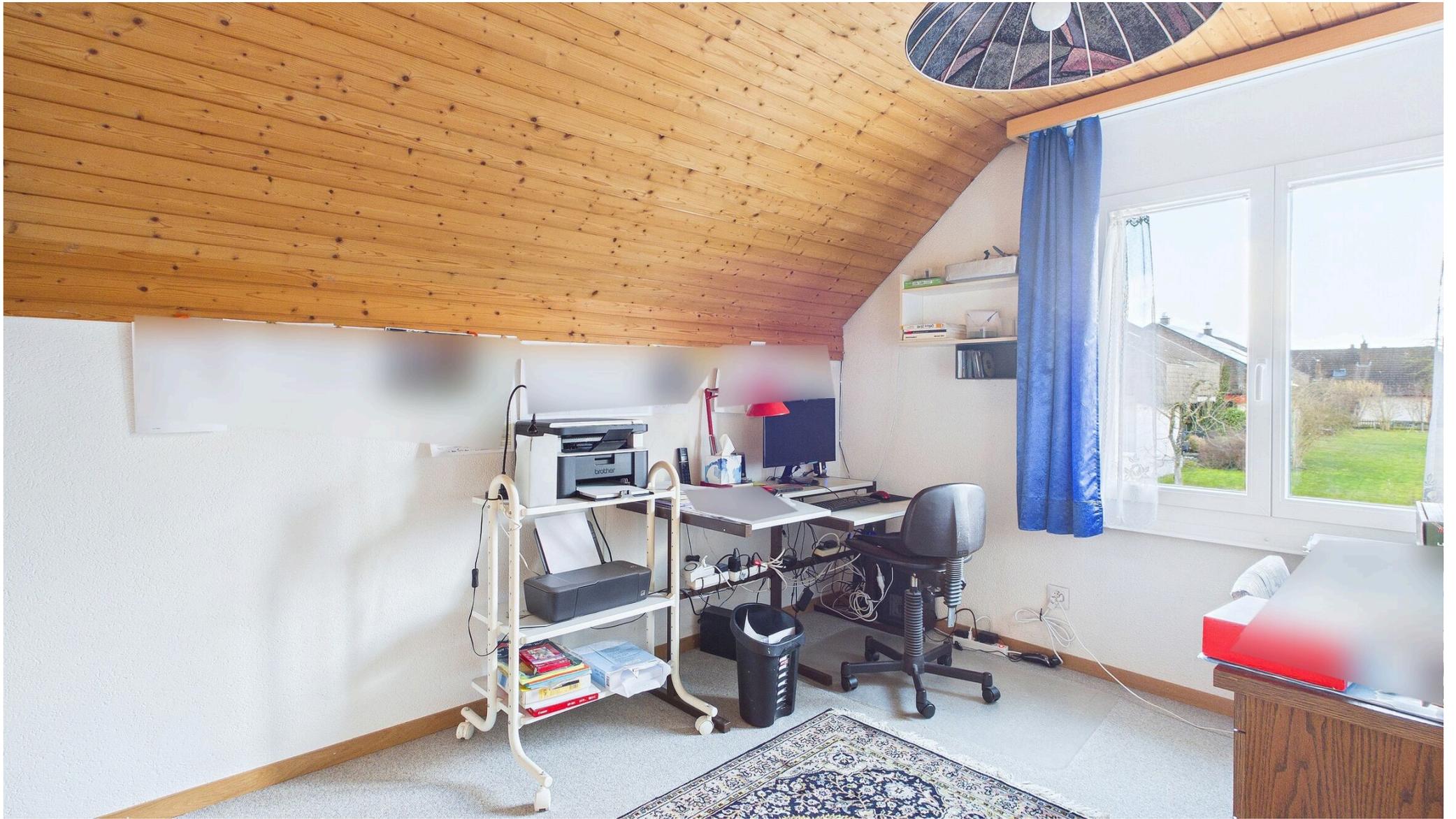




Interior view

















Plan



Exterior view





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
