



FOR SALE

CH-3421 Lyssach, Ringsstrasse 36

Double single-family house with garden + 2 garages in Lyssach

CHF 895,000.-



wymobilien.ch
Marcel Wyss

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Description

We would be happy to introduce you to this well-maintained double family house built in 1985. But the most important thing right at the beginning:

Here you can acquire a home in the 'tax haven Lyssach' at a fair price.

Your benefits at a glance:

- 4 rooms + expansion option in the attic
- Modern kitchen-living room
- Generous living area with fireplace and access to the terrace
- Covered, wind-protected terrace
- Large garden with green area, 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 + commuters

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

Ground floor room program:

- Entrance: 9.2 m²
- Living room: 35.5 m²
- Kitchen: 10.6 m²
- Bathroom: 2.4 m²

Upper floor:

- Pedestrian area: 4.2 m²
- Room: 15 m²
- Room: 11.8 m²
- Room: 10.5 m²
- Room: 11 m²
- Bathroom: 5.6 m²

Attic:

- Attic expandable: 43.8 m²
(already realized in the neighboring house – spiral staircase to the attic)

Basement:

- Pedestrian area: 5.4 m²
- Laundry room: 10.3 m²
- Multipurpose room with exterior access: 9.8 m²
- Multipurpose room: 10.3 m²
- Basement/Shelter: 11.8 m²
- Workspace: 10.7 m²

Outdoor area

- Well-maintained garden with a lot 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 as well as a **virtual tour**.





Please respect the privacy of the owners. Entering the plot is only allowed in the presence of **Wymobilien**.

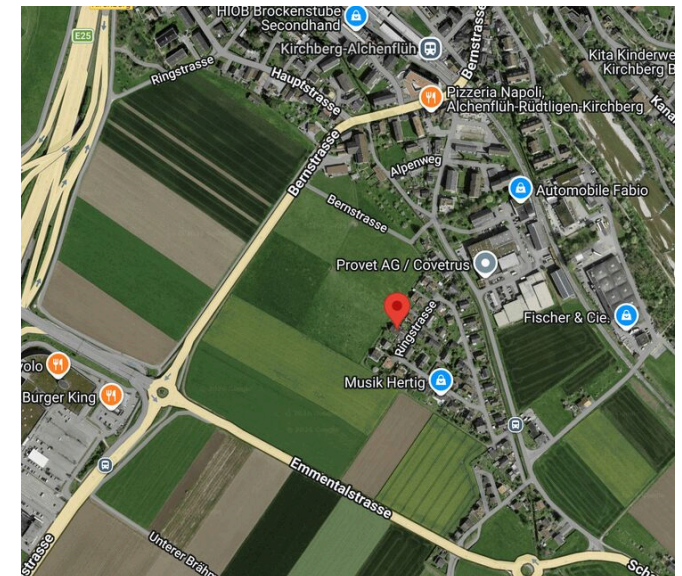
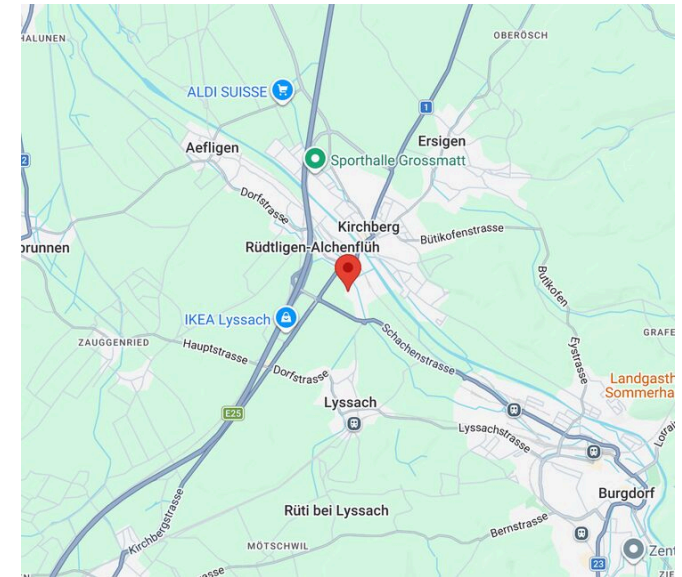
We look forward to hearing from you!

Wymobilien

Marcel Wyss, Kirchberg + Langnau

Location plan

				
Station	451 m	6 min.	8 min.	3 min.
Public transports	241 m	4 min.	-	-
Stores	460 m	6 min.	-	-
Post office	620 m	8 min.	-	3 min.
Bank	498 m	6 min.	-	2 min.
Restaurants	351 m	4 min.	-	-



Characteristics

Availability	To agree	Heating type	Gas
Type	Bifamiliar house	Heating installation	Floor
Reference	LyssachDEFH	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 895,000.-
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



Grosser Garten mit Grünfläche, Gartenbeete, Hochbeet, Gewächshaus

Interior view



Küche



Essbereich mit Ausgang auf die Terrasse



Wohnbereich mit Cheminée



Bad EG



Zimmer OG



Zimmer OG



Zimmer OG



Zimmer OG



Bad OG



Estrich, ausbaubar zu Wohnzwecken



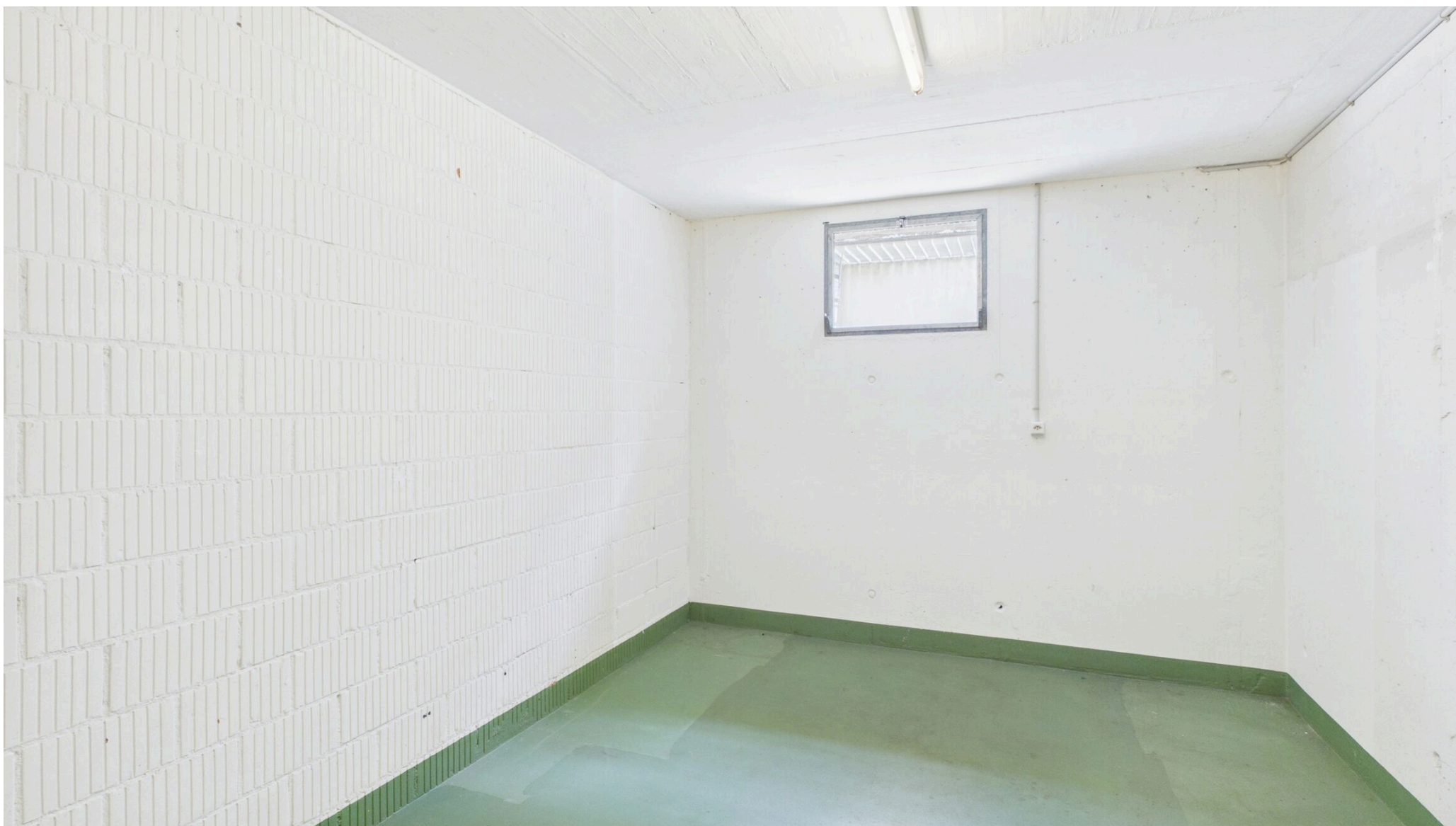
Estrich, ausbaubar zu Wohnzwecken



Werkstatt UG



Keller (Schutzraum) UG



Allzweckraum UG



Allzweckraum UG mit Aussenzugang



Waschküche

Plan



Grundrisse Haus und Garagen

Exterior view



Vorplatz mit 2 Garagen



Herzlich Willkommen an der Ringstrasse in Lyssach

Contact

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Notes
