



FOR SALE

CH-3380 Wangen an der Aare, Amselweg 1

Building land/Double single-family home half

Price upon request



**wymobilien.ch**  
Marcel Wyss

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# Description

## **Opportunities in Wangen an der Aare – turn your living ideas into reality in a quiet neighborhood**

In a quiet, established residential neighborhood in Wangen an der Aare, you will find exciting development opportunities. Whether you want to renovate, redesign or use the land as a garden or open space – here you can turn your ideas into reality.

The following are for sale

- **Plot No. 190 with 290 m<sup>2</sup>**

Half of a semi-detached house in need of renovation, ideal for buyers who enjoy renovating or for a project with a personal touch.

- **Plot No. 667 – 575 m<sup>2</sup>**

Today, it is occupied by a large pond and a “garden house” – perfect as a spacious garden/recreational area or for future redesign to suit your needs.

Optionally for sale with usufruct for a maximum of 3 years (for previous ownership)

- **Plot No. 917 – 285 m<sup>2</sup>**

Half of a semi-detached house in very good condition (built in 1999). Ideal as a home to move into immediately or as an addition to the overall project.

Don't miss this rare opportunity to combine different

uses – from renovation to redesign to further development of the existing property.

## **Interested in discussing the potential on-site?**

We look forward to your contact and would be happy to show you the properties in person.

## **Wymobilien – Marcel Wyss**

Kirchberg + Langnau

# Characteristics

Availability	<b>To agree</b>	Heating installation	<b>Radiator</b>
Type	<b>Building lot</b>	Equiped land	<b>Yes</b>
Reference	<b>BaulandHaus</b>	Construction zone	<b>W2</b>
Second home	<b>Authorized</b>	Condition of the property	<b>To restore</b>
Bathroom	<b>1</b>	Ground surface	<b>865 m<sup>2</sup></b>
Plots	<b>2</b>	Useful surface	<b>172 m<sup>2</sup></b>
Heating type	<b>Fuel oil</b>		

Object Price

**Price upon request**

# Conveniences

## Neighbourhood

- > Village
- > Green
- > Residential area
- > Shops/Stores
- > Shopping street
- > Restaurant(s)
- > Railway station
- > Bus stop
- > Highway entrance/exit
- > Child-friendly
- > Playground
- > Nursery
- > Preschool
- > Primary school
- > Secondary school

## Outside conveniences

- > Terrace/s
- > Garden
- > Exclusive use of garden
- > Bench
- > Quiet
- > Pond
- > Annex
- > Parking

## Inside conveniences

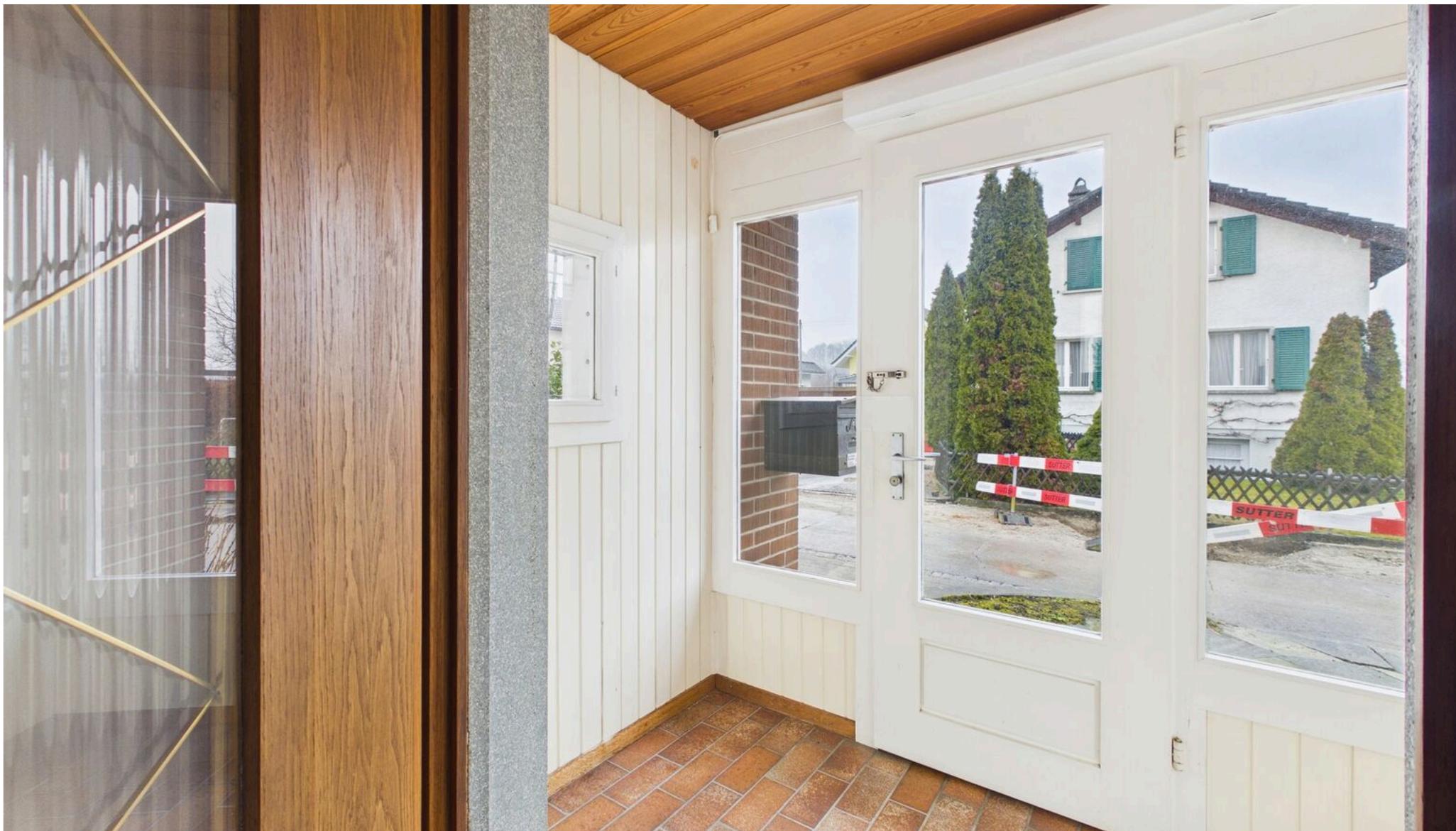
- > Without elevator

# Exterior view

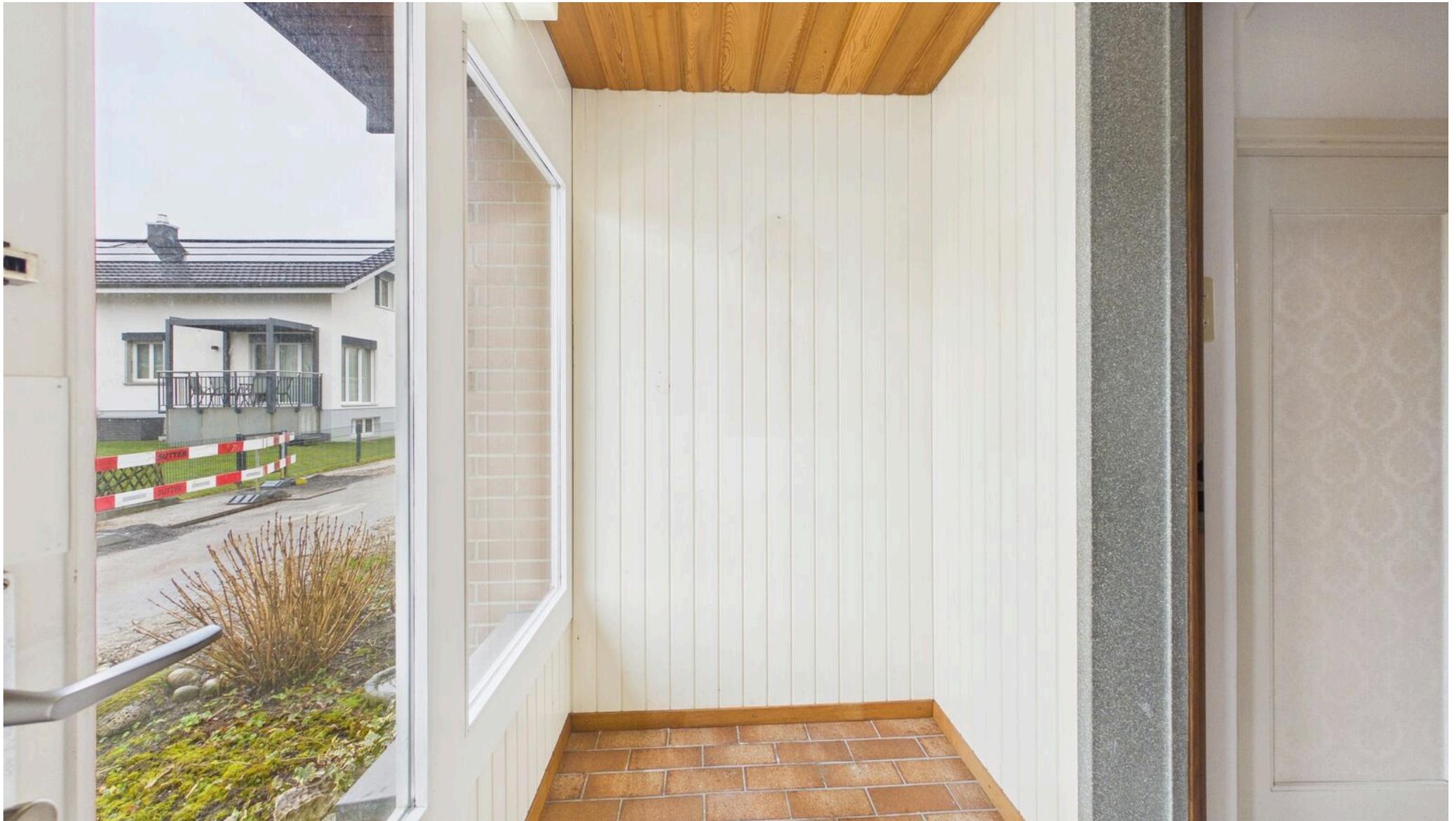




# Interior view



# Exterior view



# Interior view



























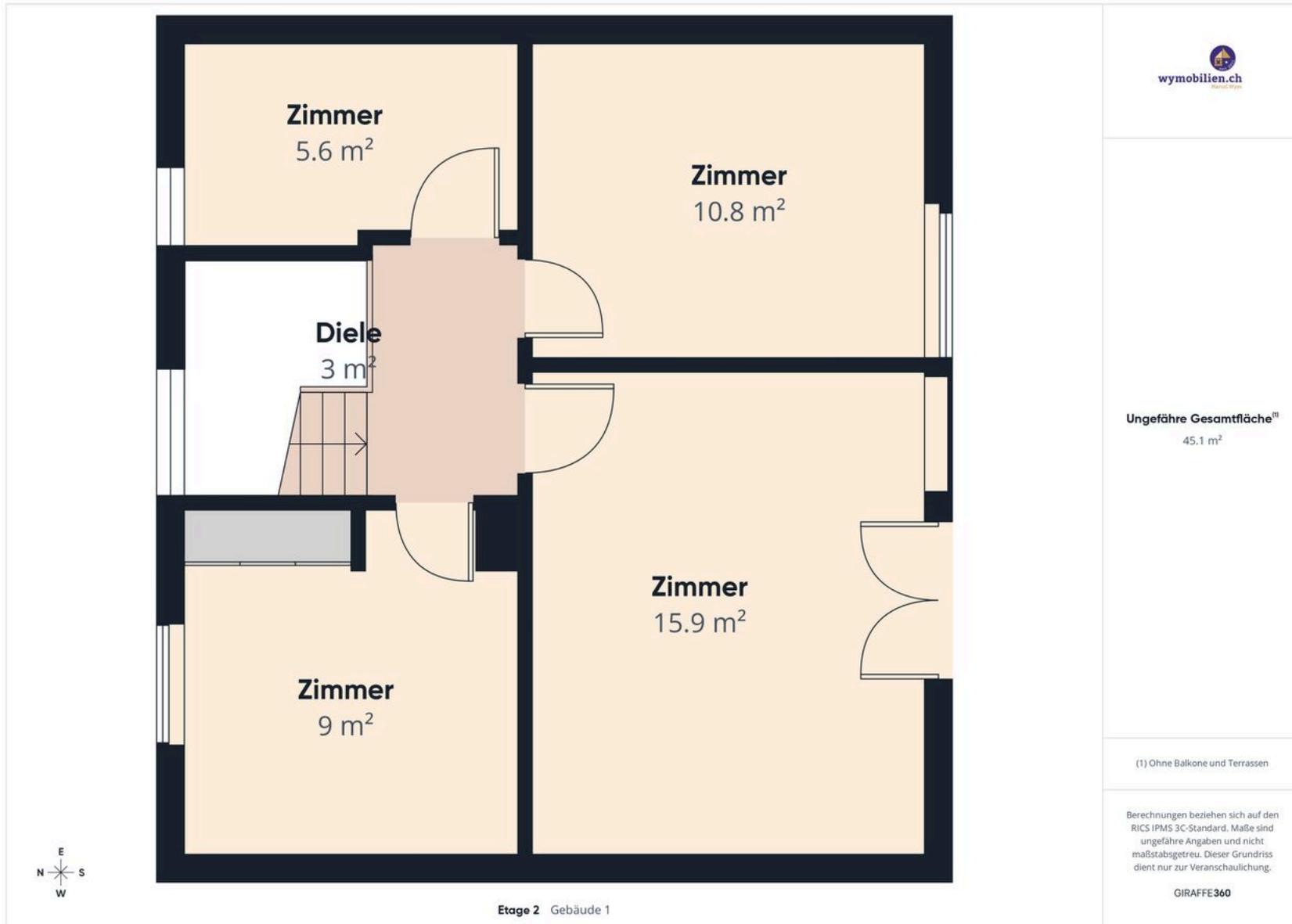


# Plan











# Contact

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## Contact visit

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# Notes

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