



FOR SALE

CH-3073 Gümligen, Bellevuestrasse 19

Exclusive condominium with large terrace in a sought-after location

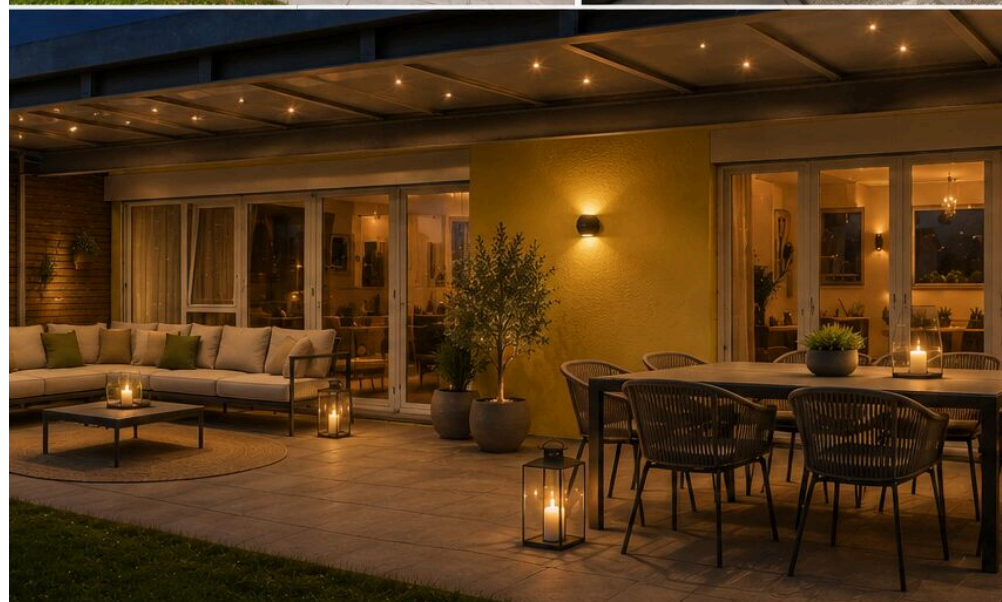
CHF 980,000.-



wymobilien.ch  
Marcel Wyss

# Table of contents

Description	3
Location plan	4
Characteristics	5
Conveniences	6
Images	7
Contact	20



# Description

## **Exclusive condominium with large terrace in a sought-after location in Muri-Gümligen**

Welcome to Bellevuestrasse 19 in Gümligen. This spacious condominium combines quiet living, excellent infrastructure and proximity to the city of Bern. The apartment is located in a well-maintained multi-family house with only three parties and offers a living environment that combines privacy and quality of living in a special way.

The heart of the apartment is the 52 m<sup>2</sup> living, dining and kitchen area. The open-plan design creates a pleasant living atmosphere and offers plenty of space for cosy hours with family and friends. Large window areas ensure bright rooms and a friendly atmosphere. Particularly noteworthy is the spacious, covered terrace with an area of almost 30 m<sup>2</sup>. Here you can enjoy sunny hours, relaxed summer evenings and a beautiful view of the countryside. The terrace extends the living space outdoors and quickly becomes the favorite spot of the apartment.

The apartment currently has a spacious bedroom as well as another room, providing plenty of comfort for couples, singles or people who need a home office. Originally, the apartment was designed as a 4.5-room apartment, so it is theoretically possible to convert it back to an additional room.

Two bathrooms ensure high living comfort in everyday life. The space offer is complemented by practical auxiliary rooms, a separate laundry room as well as additional cellar and storage spaces.

## **Your benefits at a glance**

- Attractive location in Muri-Gümligen
- Just a few minutes from Bern
- Multi-family house with only 3 parties
- Generous living/dining area with approx. 52 m<sup>2</sup>
- Sunny terrace with almost 30 m<sup>2</sup>
- Two bathrooms
- Originally designed as a 4.5-room apartment
- Practical auxiliary rooms and basement areas
- Good connection to public transport, shopping and schools
- Attractive community with high living quality

Muri-Gümligen has been one of the most sought-after residential communities in the Bern region for years. The combination of a quiet residential location, excellent infrastructure, attractive tax burden and the immediate proximity to the federal capital makes this apartment a rare opportunity.

We would be happy to show you the apartment during a personal viewing. We look forward to hearing from you.




## **Note on the images**

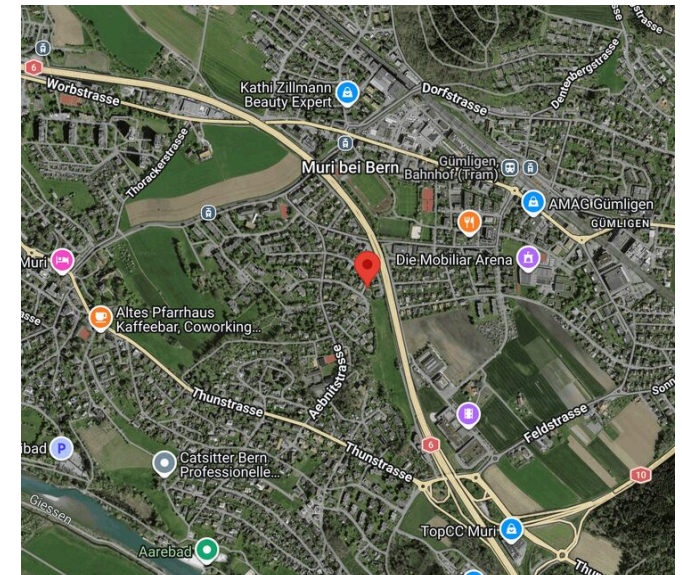
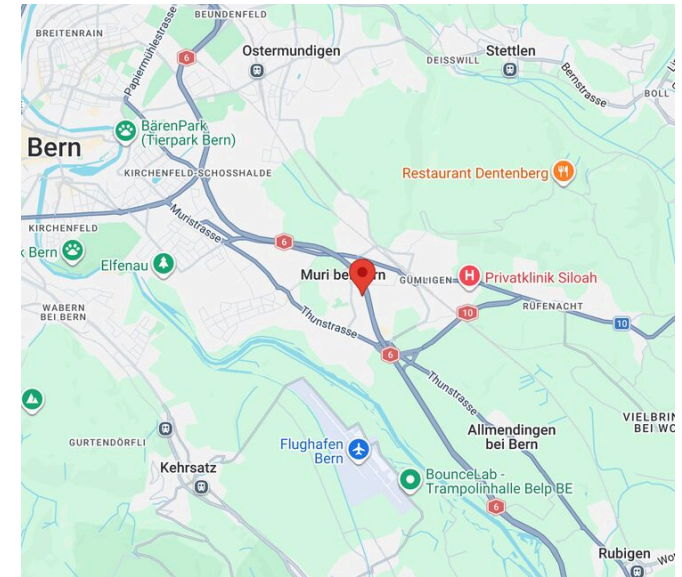
Some images have been **digitally edited (AI-assisted)** for privacy reasons. In this process, details

such as power sockets, furniture or color nuances may slightly deviate from the original.

**Wymobilien**, Marcel Wyss – Kirchberg + Langnau

# Location plan

			
Station	<b>622 m</b>	7 min.	4 min.
Public transports	<b>428 m</b>	5 min.	-
Primary school	<b>314 m</b>	4 min.	-
Stores	<b>430 m</b>	5 min.	-
Post office	<b>419 m</b>	5 min.	-
Bank	<b>379 m</b>	4 min.	-
Restaurants	<b>344 m</b>	4 min.	-



# Characteristics

Availability	<b>To agree</b>	Latest renovations	<b>2021</b>
Type	<b>Condominium apartment</b>	Heating type	<b>Gas</b>
Reference	<b>MuriGümligen</b>	Heating installation	<b>Floor</b>
Rooms	<b>3.5</b>	Domestic water heating system	<b>Gas</b>
Bedrooms	<b>2</b>	Condition of the property	<b>Very good</b>
Bathrooms	<b>2</b>	Living area	<b>~ 100 m<sup>2</sup></b>
Number of toilets	<b>2</b>	Terrace surface	<b>~ 29.8 m<sup>2</sup></b>
Location floor	<b>Ground floor</b>	Surface right	<b>Yes</b>
Year of construction	<b>2000</b>	Parking places	<b>Yes, obligatory</b>

Object Price	<b>CHF 980,000.-</b>
<b>Number of parkings</b>	
1x Interior (incl.)	
PPE charges	<b>CHF 4,293.-/year</b>
Local tax	<b>114 %</b>

# Conveniences

## Neighbourhood

- > Villa area
- > Green
- > Residential area
- > Shops/Stores
- > Shopping street
- > Bank
- > Post office
- > Restaurant(s)
- > Pharmacy
- > Railway station
- > Bus stop
- > Tram stop
- > Highway entrance/exit
- > Child-friendly
- > Nursery
- > Preschool
- > Primary school
- > Secondary school
- > International schools
- > Sports centre
- > Public swimming pool
- > Tennis centre
- > Indoor swimming pool
- > Bike trail
- > Soccer pitch
- > Concert hall
- > Religious monuments
- > Medical home
- > Doctor

## Outside conveniences

- > Terrace/s
- > Garden in co-ownership
- > Garden
- > Bench
- > Carport

## Inside conveniences

- > Without elevator
- > Open kitchen
- > Guests lavatory
- > Cellar
- > Unfurnished
- > Built-in closet

- > Swedish stove connection
- > Double glazing

- > Bright/sunny

## Equipment

- > Fitted kitchen
- > Ceramic glass cooktop
- > Oven
- > Fridge
- > Dishwasher
- > Washing machine
- > Dryer
- > Secomat
- > Private laundry
- > Shower
- > Bath

## Floor

- > Tiles
- > Parquet floor

## Condition

- > As new
- > Good
- > In it's current state

## Exposure

- > Optimal

# Interior view



Essbereich und Küche



Küche



Zimmer 1



Zimmer 2 mit Möblierungsbeispiel



Bad mit Doppellavabo und Badewanne



Bad mit Dusche



Korridor mit Wandschränken

# Exterior view



Gartenbereich (Südwest)



Eingangsbereich mit Carports (Nord)





Zufahrt

# Plan



Grundriss der Wohnung



Grundriss UG mit den beiden priv. Räumen

# 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



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