



FOR SALE

CH-3073 Gümligen, Bellevuestrasse 19

MuriG3.5

Price upon request



wymobilien.ch
Marcel Wyss

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Description

Welcome to Bellevuestrasse 19 in Gümligen. This exceptionally spacious 3.5-room condominium offers plenty of living space, a covered terrace, a flexible floor plan, and a sought-after location near the city of Bern.

The apartment is located in a well-maintained apartment building with **just three households**. The intimate living environment offers plenty of privacy and creates ideal conditions for couples, singles, or people who want to comfortably combine living and working.

Living with plenty of space and light

The centerpiece of the apartment is the approximately 52 m² living, dining, and kitchen area. The open layout creates a particularly spacious living experience and offers plenty of room for various living and furnishing concepts.

Large windows let in plenty of natural light and create a welcoming atmosphere. The striking natural stone wall adds character to the space and provides an attractive contrast to the modern furnishings.

Covered terrace as an extension of the living space

A special highlight is the covered terrace, which measures just under 30 m². It extends the living area outdoors and offers plenty of space for a large dining table, a lounge area, or your own plant arrangements. Here you can enjoy relaxing moments, cozy summer evenings, and views of the greenery—sheltered from

the weather and with a high degree of privacy.

Flexible floor plan with potential for expansion

In addition to the spacious living area, the apartment features two rooms. These are ideal as bedrooms, an office, a guest room, or a combined workspace and retreat.

The apartment was originally designed as a 4.5-room unit. By modifying the current floor plan, it is generally possible to create an additional room. This allows the apartment to be flexibly adapted to different life situations and needs.

Two bathrooms ensure pleasant comfort in everyday life. Practical utility rooms, a private laundry room, and additional basement and storage space complement the generous living space.

Your benefits at a glance

- Sought-after residential location in Muri-Gümligen
- Just a few minutes from the city of Bern
- Well-maintained apartment building with only three units
- Spacious 3.5-room condominium
- Living, dining, and kitchen area measuring approximately 52 m²
- Covered terrace measuring just under 30 m²
- Two bathrooms
- Private laundry room
- Practical utility, basement, and storage spaces

- Originally designed as a 4.5-room apartment
- Flexible layout options for living and a home office
- Good access to public transportation
- Shopping and schools nearby

Condominium under building lease

The apartment is being sold under a building lease. The land therefore remains the property of the grantor of the building right. A contractually agreed ground rent is paid for the use of the property.

We'd be happy to provide you with all the information regarding the leasehold agreement, the remaining term of the contract, and the financial terms in a transparent manner.

A sought-after residential community near Bern

Muri bei Bern has been one of the region's most popular residential communities for years. The combination of a quiet residential area, excellent infrastructure, **attractive tax rates** and close proximity to the federal capital offers a high quality of life.

Come see for yourself during a personal tour the spacious layout and the versatile possibilities of this special apartment.

We look forward to hearing from you.

Note regarding the images

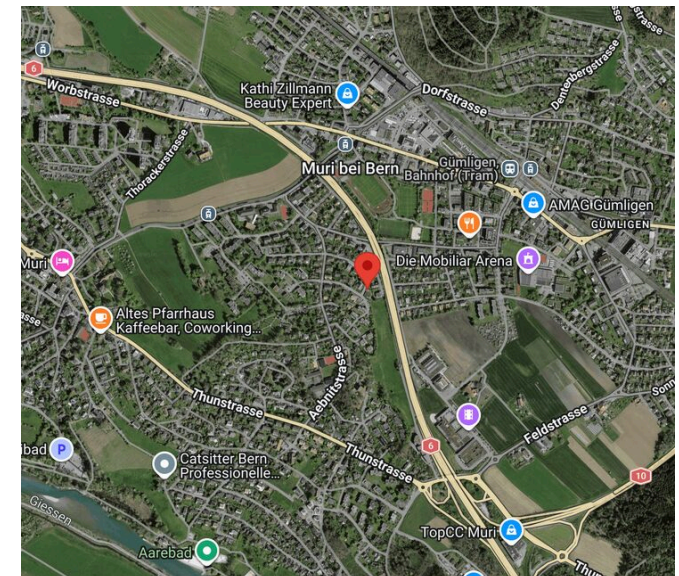
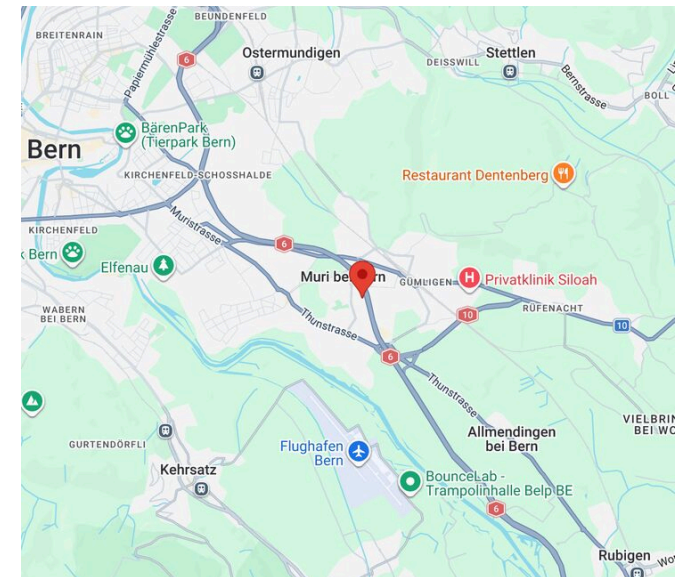
To protect the tenants' privacy, some photos have

been edited using AI and virtually refurnished. The images are intended as examples of possible interior designs. Individual details, furnishings, and color tones may differ slightly from the actual condition. The actual on-site conditions prevail.

Wymobilien, Marcel Wyss – Kirchberg

Location plan

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



Characteristics

Availability	To agree
Type	Condominium apartment
Reference	MuriG3.5
Second home	Authorized
Rooms	3.5
Bedrooms	2
Bathrooms	2
Number of toilets	2
Location floor	Ground floor
Year of construction	2000

Latest renovations	2021
Heating type	Gas
Heating installation	Floor
Condition of the property	Very good
Living area	~ 100 m²
Terrace surface	~ 29.8 m²
Balance renovation fund	CHF 5,043.- at 31.12.2025
Surface right	Yes
Parking places	Yes, obligatory

Object Price	Price upon request
Number of parkings	
1x Interior (incl.)	
PPE charges	CHF 4,293.-/year incl. renovation fund
Local tax	114 %
Fiscal value	CHF 506,600.-

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

Equipment

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

Floor

- > Tiles
- > Parquet floor

Condition

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

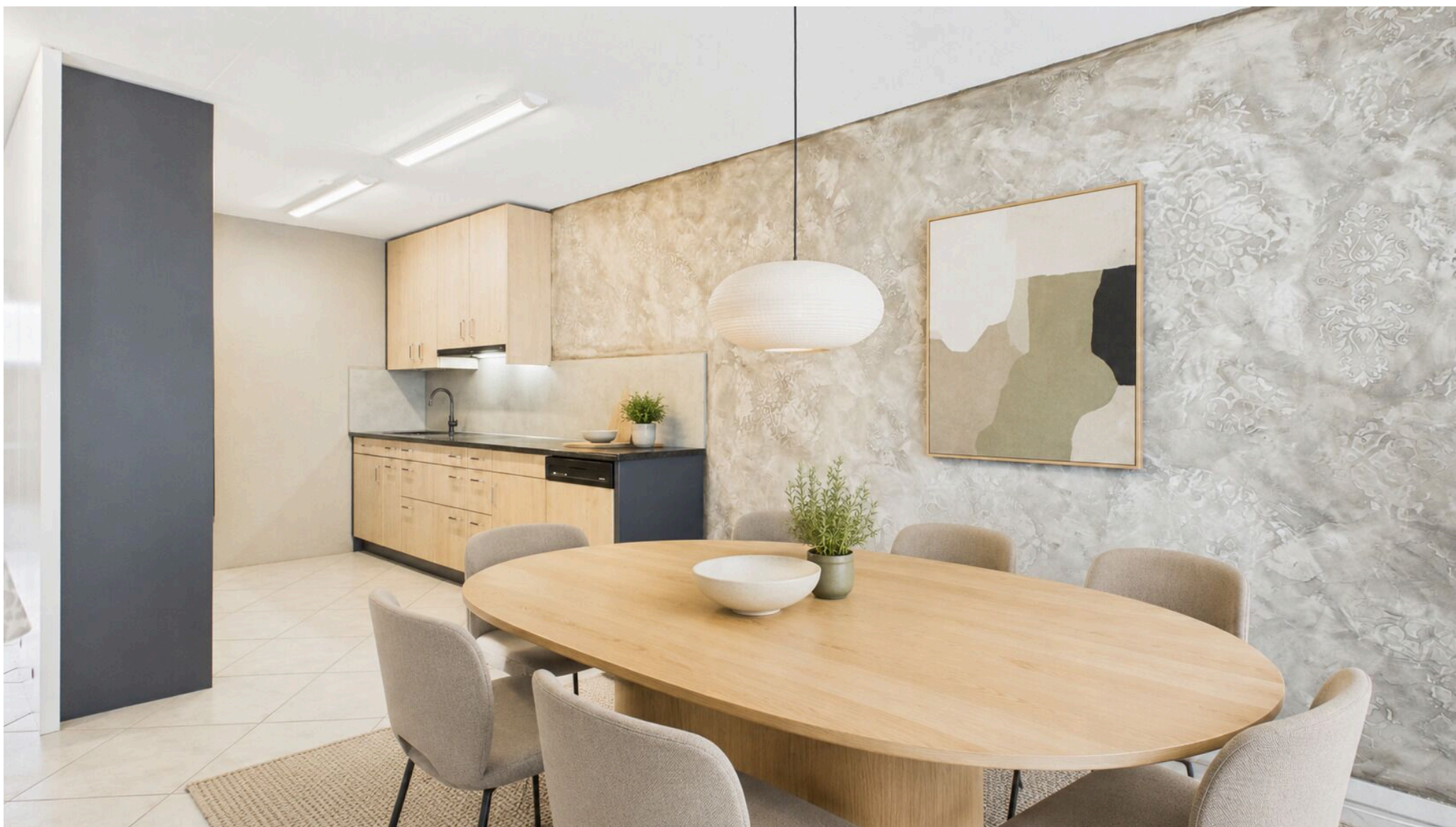
Exposure

- > Optimal

Interior view



Wohnbereich (Möblierungsbeispiel)



Essbereich (Möblierungsbeispiel) und Küche

Exterior view



Grosse, gedeckte Terrasse





Die grosse, gedeckte Terrasse unmöbliert



Gartenbereich West

Interior view



Das grosse Schlafzimmer (Möbliierungsbeispiel)



Das grosse Schlafzimmer (Möbliierungsbeispiel)



Vorplatz



Blick auf das Entrée



Zimmer 2 mit Möblierungsbeispiel als Büro



Bad 1 mit Badewanne



Bad 2 mit Dusche

Exterior view



Eingangsbereich mit Carports (Nord)





Zufahrt

Plan



Grundriss der Wohnung



Grundriss UG mit den beiden priv. Räumen

Interior view



Willkommen in der 3.5-Zimmerwohnung!

Contact

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Notes
