



FOR SALE

CH-3363 Oberönz, Sandackerweg 10

4.5-room duplex in Oberönz – Buying is cheaper than renting!

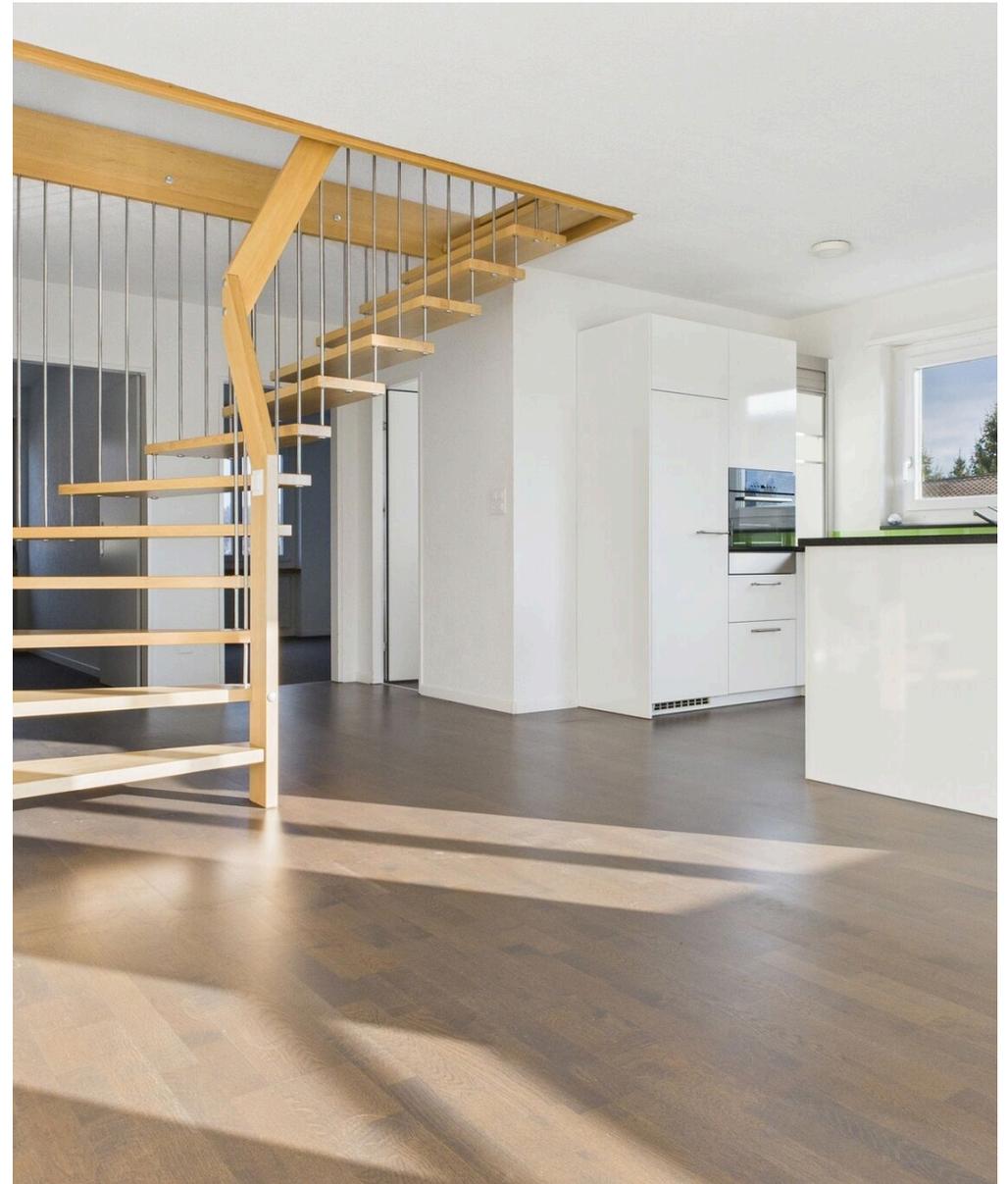
CHF 475,000.-



wymobilien.ch
Marcel Wyss

Table of contents

Description	3
Characteristics	4
Conveniences	5
Images	6
Contact	27



Description

Are you looking for a **light-filled, practical apartment** with plenty of space, charm and an attractive price-performance ratio? Then a look at this **4.5-room duplex apartment in Oberönz** is definitely worth it – ideal for couples, families or anyone who appreciates spacious living.

You can see for yourself from the comfort of your own home: **Our virtual tour** shows you all the highlights of this exciting apartment.

Floor plan 2nd floor

- Spacious **living/dining area** with 39 m²
- **Balcony with evening sun**, 11 m²
- 2 bright rooms
- Bathroom with **bathtub**
- Access to the 3rd floor

3rd floor

- Open **living gallery** with 25.4 m²
- Room with 13.1 m²
- Bathroom with **shower and own washing machine**, 3.7 m²
- Practical attic

Basement

- Private cellar
- General laundry room

- **Own garage** plus 2 outdoor parking spaces (in front of the garage) / not included (CHF 35,000)

Special features

In the year **2015** the apartment was extensively renovated and converted into a **stylish duplex apartment** – including the merging of the former studio apartment on the 3rd floor.

As a result, the apartment now offers **exceptionally much design and use space**.

Each floor also has its own external access via the staircase. This allows flexible living arrangements – ideal for **home office, teenagers, guests** or other **individual living solutions**.

Have we piqued your interest?

We look forward to your contact and would be happy to present the apartment to you in person on site.

See you soon in Oberönz!

Wymobilien – Marcel Wyss, Kirchberg + Langnau
Immopartner GmbH, Kirchberg

Characteristics

Availability	To agree	Year of construction	1973
Type	Duplex/two-level	Latest renovations	2015
Reference	5871915	Condition of the property	Very good
Second home	Authorized	Living area	~ 110 m²
Rooms	4.5	Balcony surface	~ 11 m²
Bedrooms	3	Garret surface	~ 12 m²
Bathrooms	2	Parking places	Yes, obligatory
Number of toilets	2		

Object Price	CHF 475,000.-
Number of parkings	
1x Interior (not incl.)	CHF 35,000.-
1x Exterior	
Total price	CHF 510,000.-

Conveniences

Neighbourhood

- > Village
- > Green
- > Shops/Stores
- > Shopping street
- > Bank
- > Post office
- > Restaurant(s)
- > Pharmacy
- > Bus stop
- > Child-friendly
- > Playground
- > Nursery
- > Preschool
- > Primary school
- > Secondary school
- > Public swimming pool
- > Tennis centre
- > Indoor swimming pool
- > Hiking trails
- > Bike trail
- > Soccer pitch
- > Water park
- > Doctor

Outside conveniences

- > Balcony/ies
- > Quiet
- > Parking
- > Visitor parking space(s)

Inside conveniences

- > Without elevator
- > Garage
- > Open kitchen
- > Cellar
- > Garret
- > Bright/sunny
- > Skylights

Equipment

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

Floor

- > Tiles
- > Laminated
- > Carpet

Condition

- > Good
- > In it's current state

Orientation

- > South
- > West

Interior view







Exterior view







Interior view







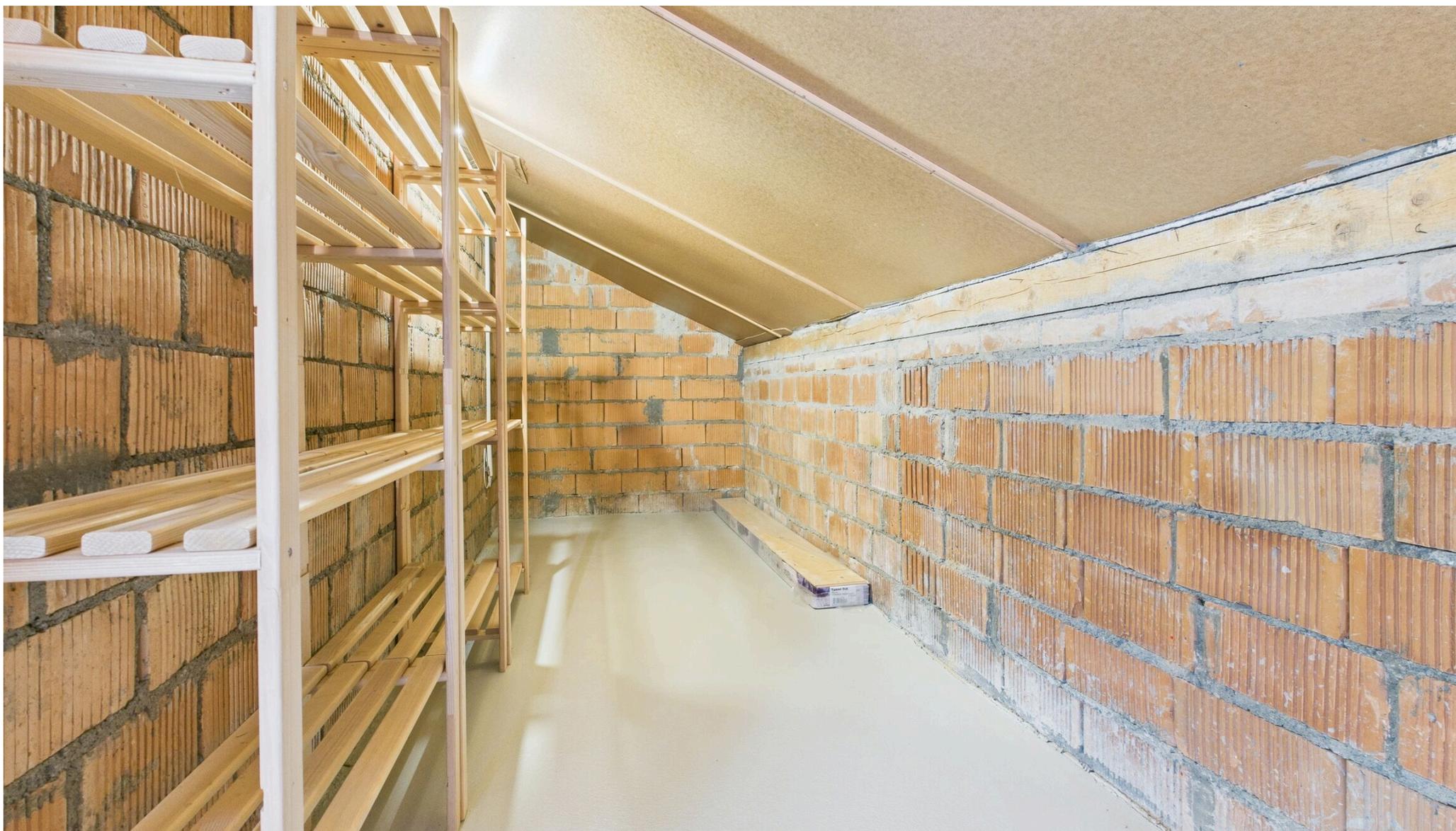


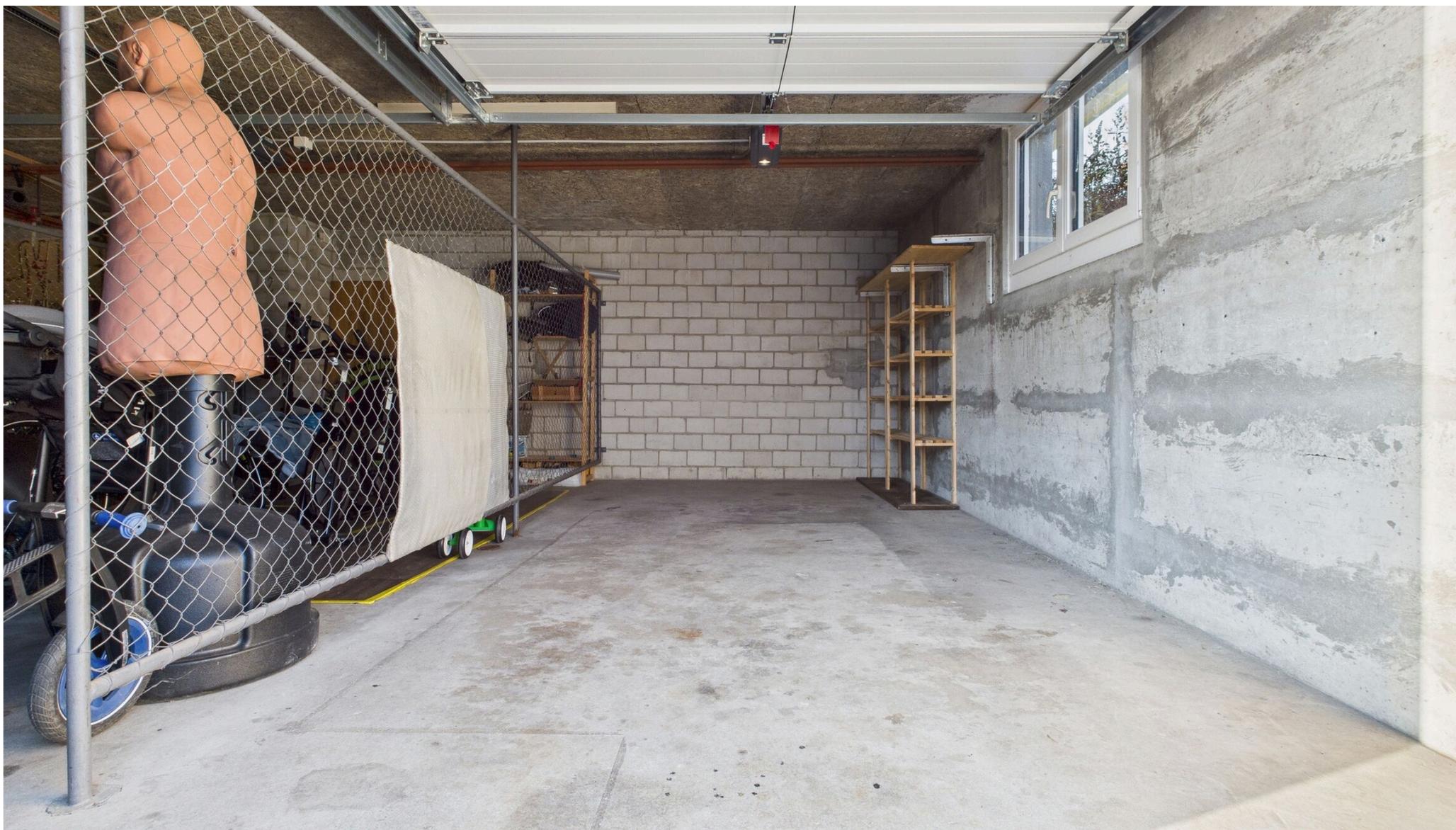








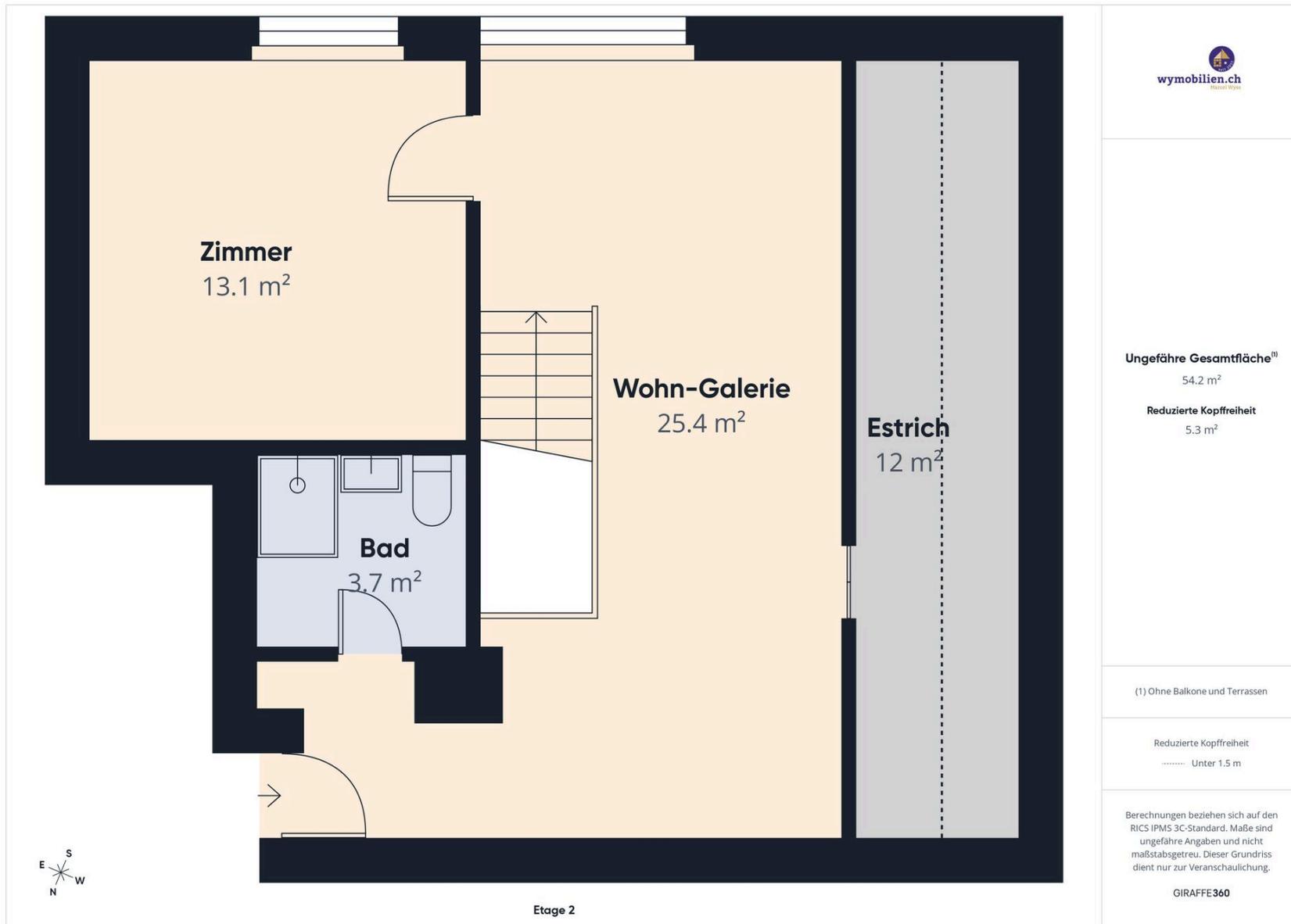


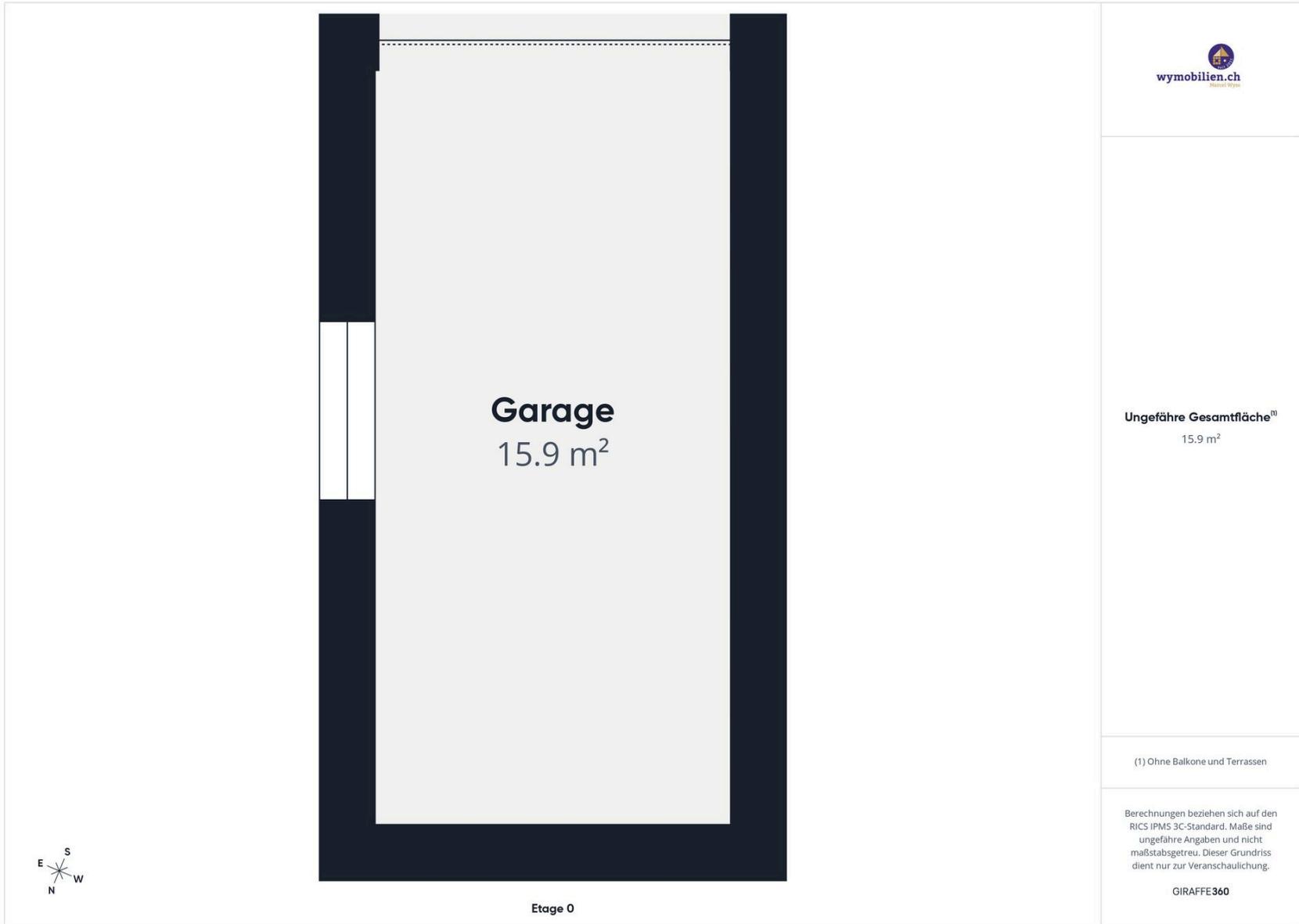




Plan







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
