

FOR SALE

CH-3282 Bargaen BE, Niederriedstrasse 23

A lot of space, privacy and a wide view - your new home in Bargaen

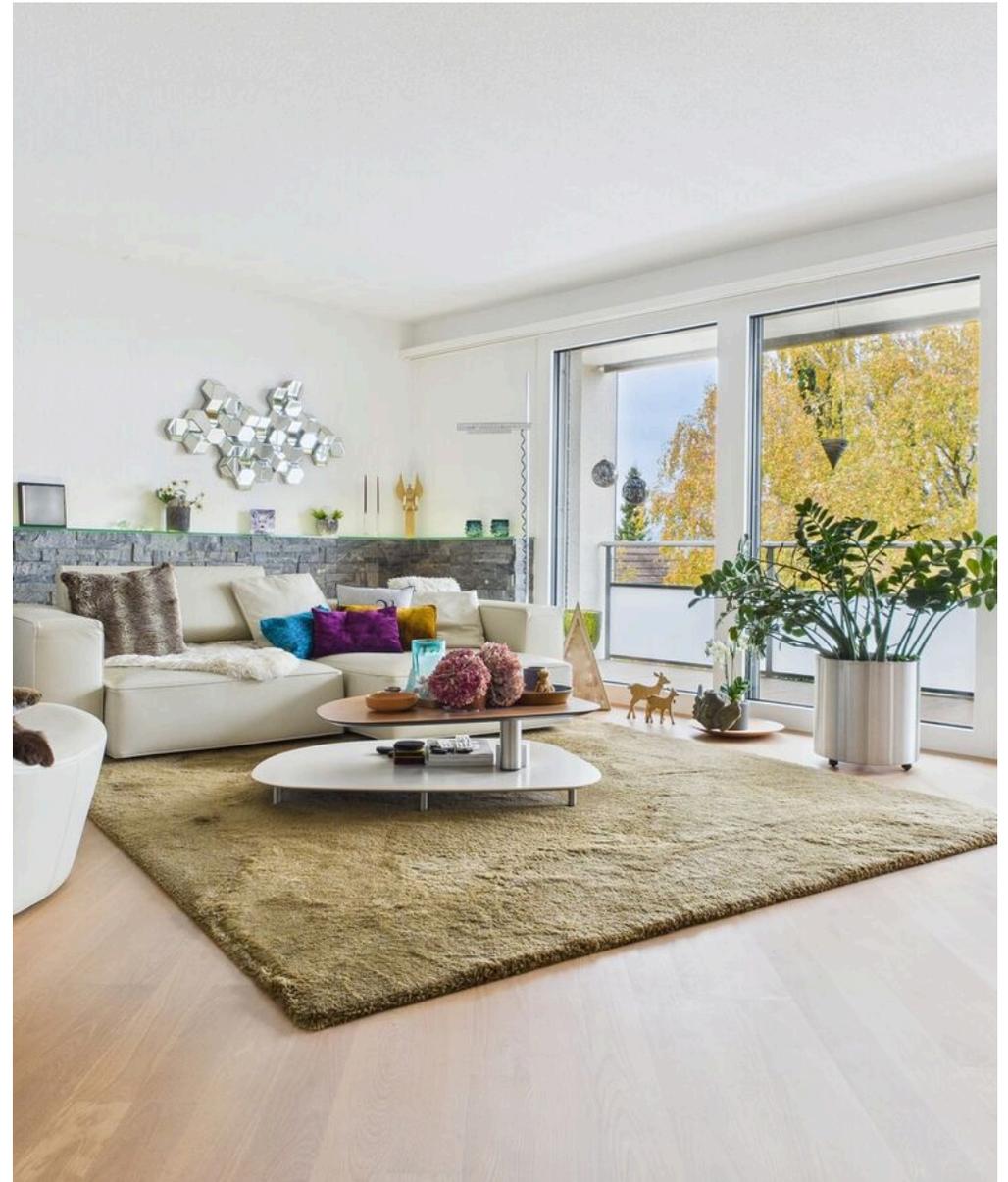
CHF 1,150,000.-



wymobilien.ch
Marcel Wyss

Table of contents

Description	3
Characteristics	4
Conveniences	5
Images	6
Contact	28



Description

We often hear the wish: *"We are looking for a detached single-family home."*

But what is behind this wish? The desire for privacy, comfort and independence - for a home that feels like your own.

Our offer in the charming Seeland community of **Bargen** fulfills **this very dream** - even without being detached. This **corner terraced house** offers a home feeling like in a single-family home thanks to its location, the well-thought-out floor plan and the high-quality interior design. Here you can enjoy space, peace and plenty of light - with the flexibility that your home "grows" with your needs.

Yes, there are stairs - but here they are more than just connecting elements. Thanks to the open, elegant floor plan, climbing the stairs is almost an experience. A bit like on a cruise ship: elegant, light-flooded and with beautiful views on every "deck".

Ground floor:

- Terrace with far-reaching views and pergola at the entrance
- Entry with cloakroom
- Room
- Basement
- Laundry room (intermediate floor)
- Bathroom (intermediate floor)

Upper floor:

- Spacious, light-flooded living room with fireplace and balcony
- Modern kitchen with dining area
- Access to the conservatory and the terrace

Attic floor:

- Three rooms, one with direct access to the bathroom
- Large gallery - currently accessible via a ladder, can be extended with little effort to include a stylish "bridge". Welcome on board!

The house has been **continuously maintained and modernized** (heat pump, triple glazing, seamless floor covering, etc.).

The **low ancillary costs** of CHF 1,600 per year **plus CHF 500** for the renovation fund (carport/common area) speak for themselves.

A **carport space** and a **private vegetable garden** are included in the offer!

The development also offers **plenty of green space**, a large **public plaza** with a view of the church and **visitor parking**.

Whether family home or home for two - this house adapts to your lifestyle and offers space for

change, growth and personal development. Request our virtual tour or - even better - come and see for yourself. We look forward to hearing from you.

See you soon in Bargen!

*Wymobilien - Marcel Wyss
Kirchberg + Langnau*

Characteristics

Availability	To agree
Type	House
Reference	REFHBargen
Rooms	5.5
Bedrooms	4
Bathrooms	2
Number of toilets	2
Year of construction	1990
Latest renovations	2021
Heating type	Heat pump

Heating installation	Floor
Domestic water heating system	Heat pump
Construction zone	üO Kirchrain
Condition of the property	Very good
Standing	Upmarket
Ground surface	~ 182 m²
Useful surface	~ 185 m²
Volume	~ 893 m³
Renovation fund participation	CHF 500.-/year
Parking places	Yes, obligatory

Object Price	CHF 1,150,000.-
Number of parkings	
1x Interior (incl.)	
PPE charges	CHF 1,600.-/year
Local tax	184 %
Fiscal value	CHF 493,600.-

Conveniences

Neighbourhood

- > Village
- > Park
- > Green
- > Residential area
- > Child-friendly
- > Playground
- > Nursery
- > Preschool
- > Primary school
- > Hiking trails
- > Bike trail

Outside conveniences

- > Balcony/ies
- > Terrace/s
- > Exclusive use of garden
- > Garden
- > Greenery
- > Visitor parking space(s)
- > Built on a sloping hillside
- > Gabled

Inside conveniences

- > Without elevator
- > Garage
- > Open kitchen
- > Wintergarden
- > Cellar
- > Built-in closet
- > Swedish stove
- > Triple glazing
- > Skylights
- > With front and rear view
- > Natural light

Equipment

- > Fitted kitchen
- > Kitchen island
- > Ceramic glass cooktop
- > Oven
- > Steamer
- > Fridge
- > Dishwasher
- > Washing machine

Floor

- > Tiles
- > Parquet floor
- > Cast floor

Condition

- > Very good
- > In it's current state

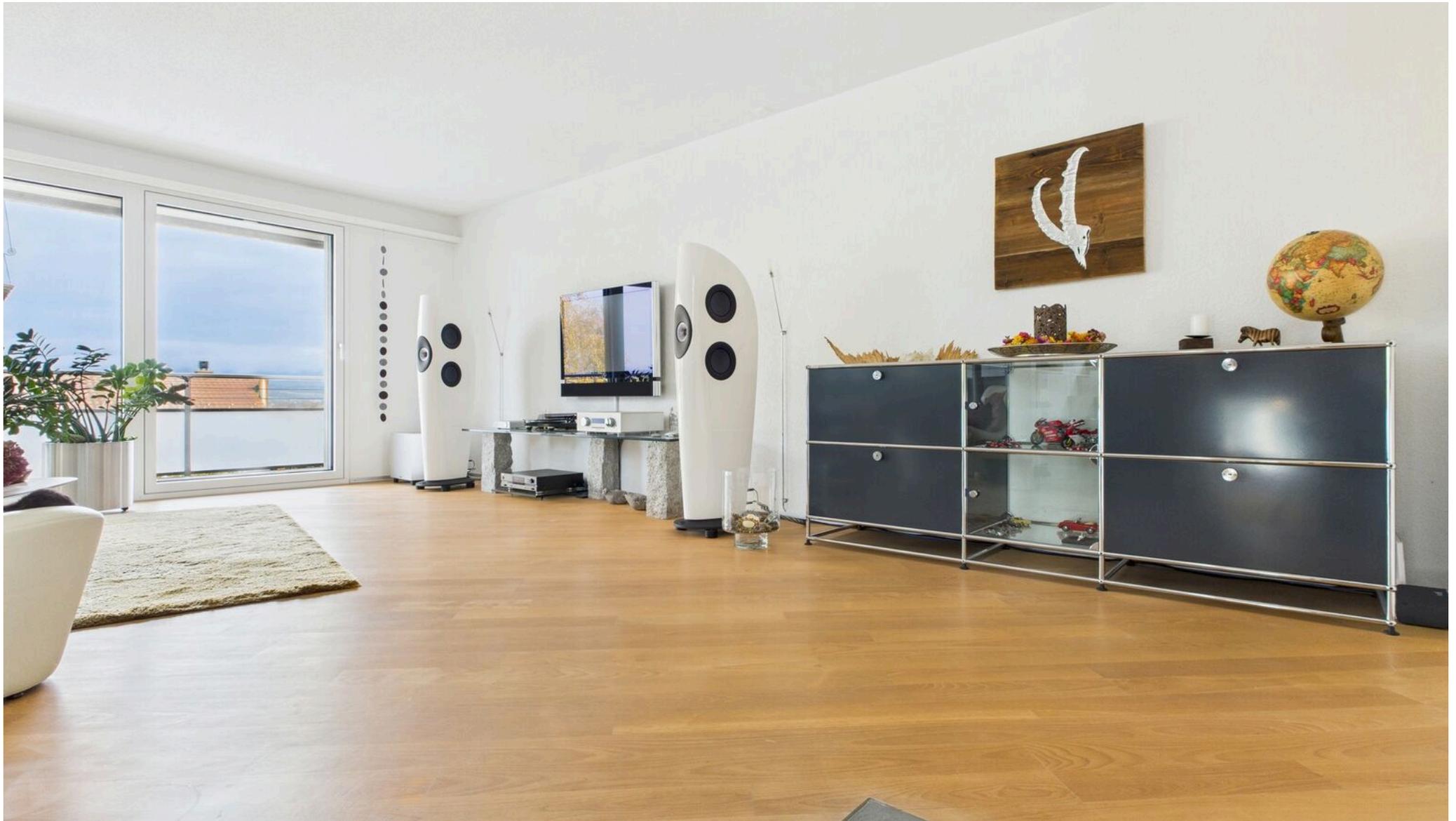
View

- > Nice view
- > Clear

Exterior view



Interior view









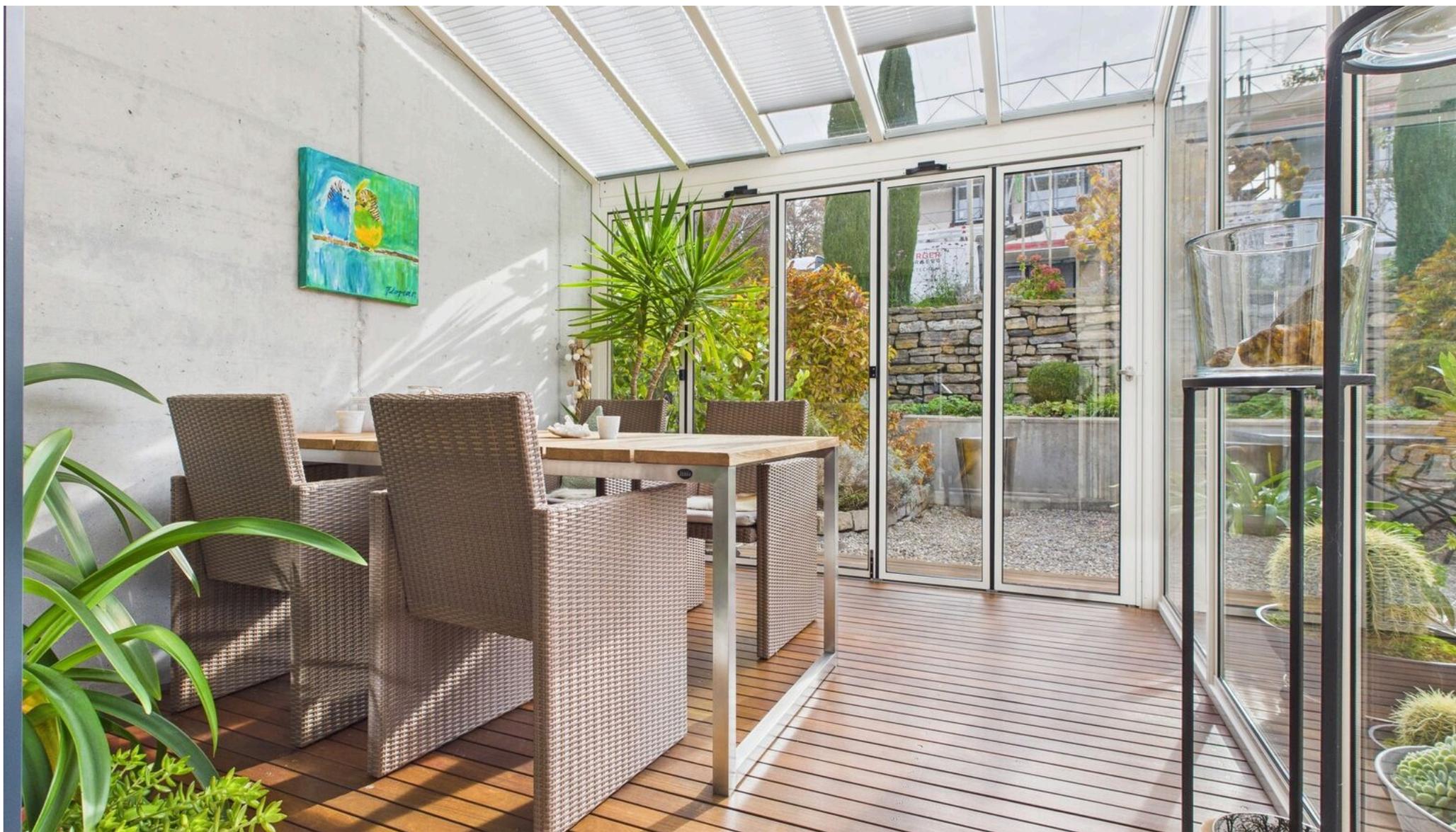












Exterior view



Interior view



Exterior view



Interior view







Exterior view



Interior view



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
