



FOR SALE

CH-3423 Ersigen, Dorfstrasse 22

Two residential units + workshop - Versatile property in Ersigen

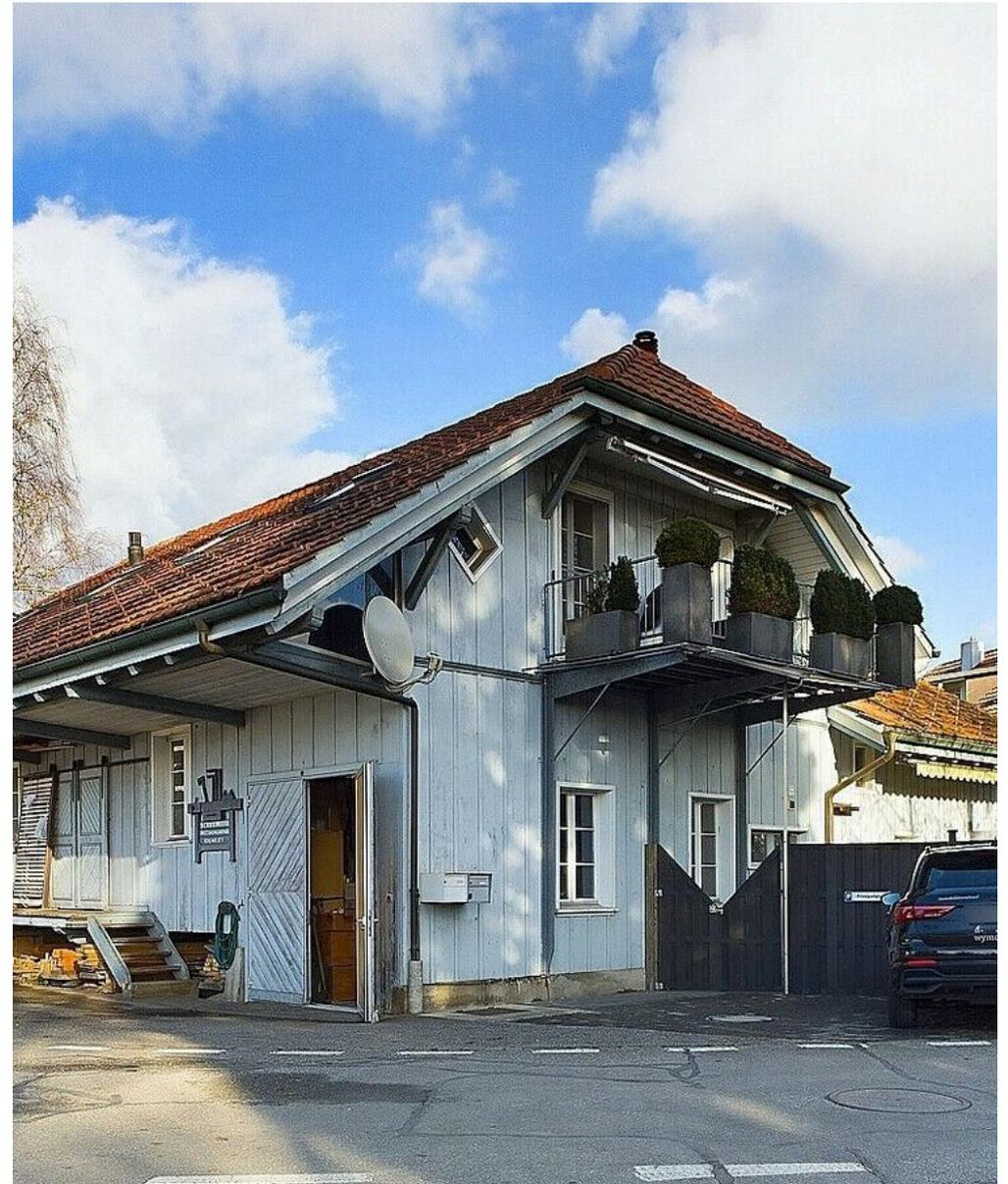
CHF 945,000.-



**wymobilien.ch**  
Marcel Wyss

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# Description

**This attractive property is located in a central position in the rural village of Ersigen. The building comprises two apartments and a spacious, well-equipped workshop.**

The building, which was formerly used as a "Landi depot," was extensively renovated and extended in 1996/97. It includes a very well-maintained **3-room apartment on the lower ground floor and part of the ground floor, which has always been well rented (CHF 1,200 gross, CHF 950 net, parking space CHF 40.--).**

## **Room description Apartment No. 1 with a living space of 88.6m<sup>2</sup>**

- Entrance area 4.47m<sup>2</sup>
- Bathroom with bath and shower 4.62m<sup>2</sup>
- Large living room with redoubt (under the stairs)
- Staircase to the kitchen
- Kitchen/dining area 15.72m<sup>2</sup>
- Room 11.63m<sup>2</sup>
- Room 10.3m<sup>2</sup>
- Seating area

**The best-insulated attic floor contains a light-flooded 4.5-room attic apartment,** which will also impress you!

## **Room description Apartment No. 2 with a living space of 138m<sup>2</sup>**

- Podium with WC/shower 4.47m<sup>2</sup>
- Redoubt with solarium 4.9m<sup>2</sup>
- Living/dining/cooking area with fireplace stove **76.84m<sup>2</sup>**
- Balcony 8m<sup>2</sup>
- Room 18.89m<sup>2</sup>
- Room with built-in wardrobe 14.73m<sup>2</sup>
- Room 10.13m<sup>2</sup>
- Bathroom with bath and shower 6.78m<sup>2</sup>

## **Room description Workshop on the ground floor/ lower ground floor 78.65m<sup>2</sup>**

Entrance area to the workshop 18.84m<sup>2</sup>

- Workshop 59.81m<sup>2</sup>
- Office

We would be happy to provide you with further information and a virtual tour. We look forward to your contact.

Immopartner GmbH and Wymobilien Marcel Wyss,  
Hauptstrasse 13, 3422 Kirchberg

# Characteristics

Availability	<b>To agree</b>	Balcony	<b>1</b>
Type	<b>House</b>	Workshop premise	<b>1</b>
Reference	<b>Ersigen2Whg</b>	Total number of floors	<b>3</b>
Second home	<b>Authorized</b>	Heating type	<b>Gas</b>
Rooms	<b>8</b>	Heating installations	<b>Radiator, Floor</b>
Bedrooms	<b>5</b>	Condition of the property	<b>Good</b>
Bathrooms	<b>2</b>	Living area	<b>~ 227.4 m<sup>2</sup></b>
Number of toilets	<b>2</b>	Ground surface	<b>~ 288 m<sup>2</sup></b>
Year of construction	<b>1918</b>	Surface ground floor	<b>~ 310 m<sup>2</sup></b>
Latest renovations	<b>1996</b>	Volume	<b>~ 1134 m<sup>3</sup></b>
Flats	<b>2</b>	Parking places	<b>Yes, obligatory</b>

Object Price	<b>CHF 945,000.-</b>
<b>Number of parkings</b>	
2x Exterior (incl.)	
Local tax	<b>170 %</b>
Fiscal value	<b>CHF 374,300.-</b>

# Conveniences

## Neighbourhood

- > Village
- > Green
- > Shopping street
- > Restaurant(s)
- > Bus stop
- > Child-friendly

- > Playground
- > Preschool
- > Primary school
- > Hiking trails
- > Bike trail

## Outside conveniences

- > Balcony/ies
- > Terrace/s

- > Parking
- > From road

## Inside conveniences

- > Without elevator
- > Open kitchen
- > Cellar

- > Craft room
- > Swedish stove

## Equipment

- > Fitted kitchen
- > Dryer

- > Secomat

## Floor

- > Tiles
- > Parquet floor

- > Carpet

## Condition

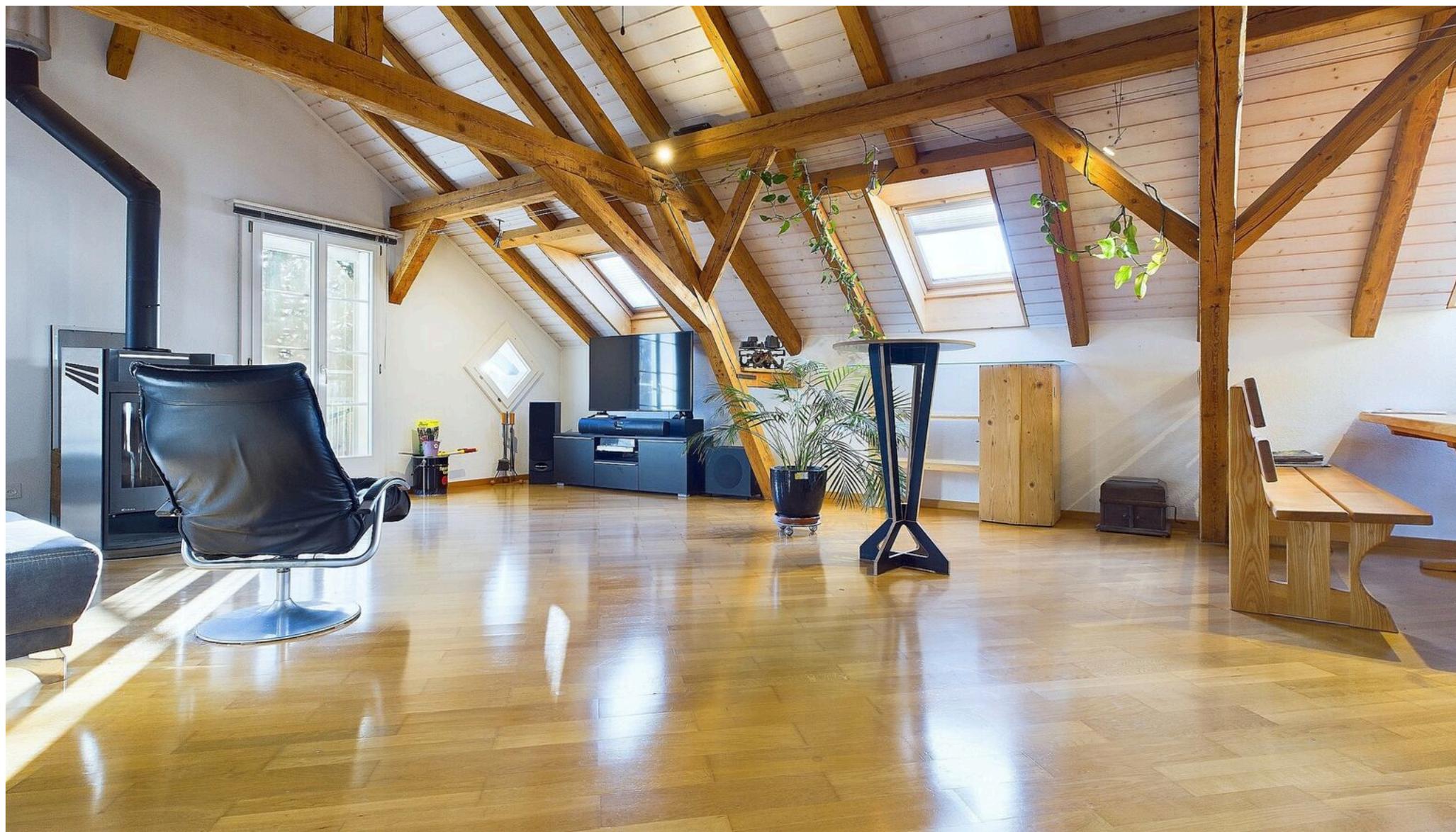
- > Good

- > In it's current state

# Exterior view



# Interior view































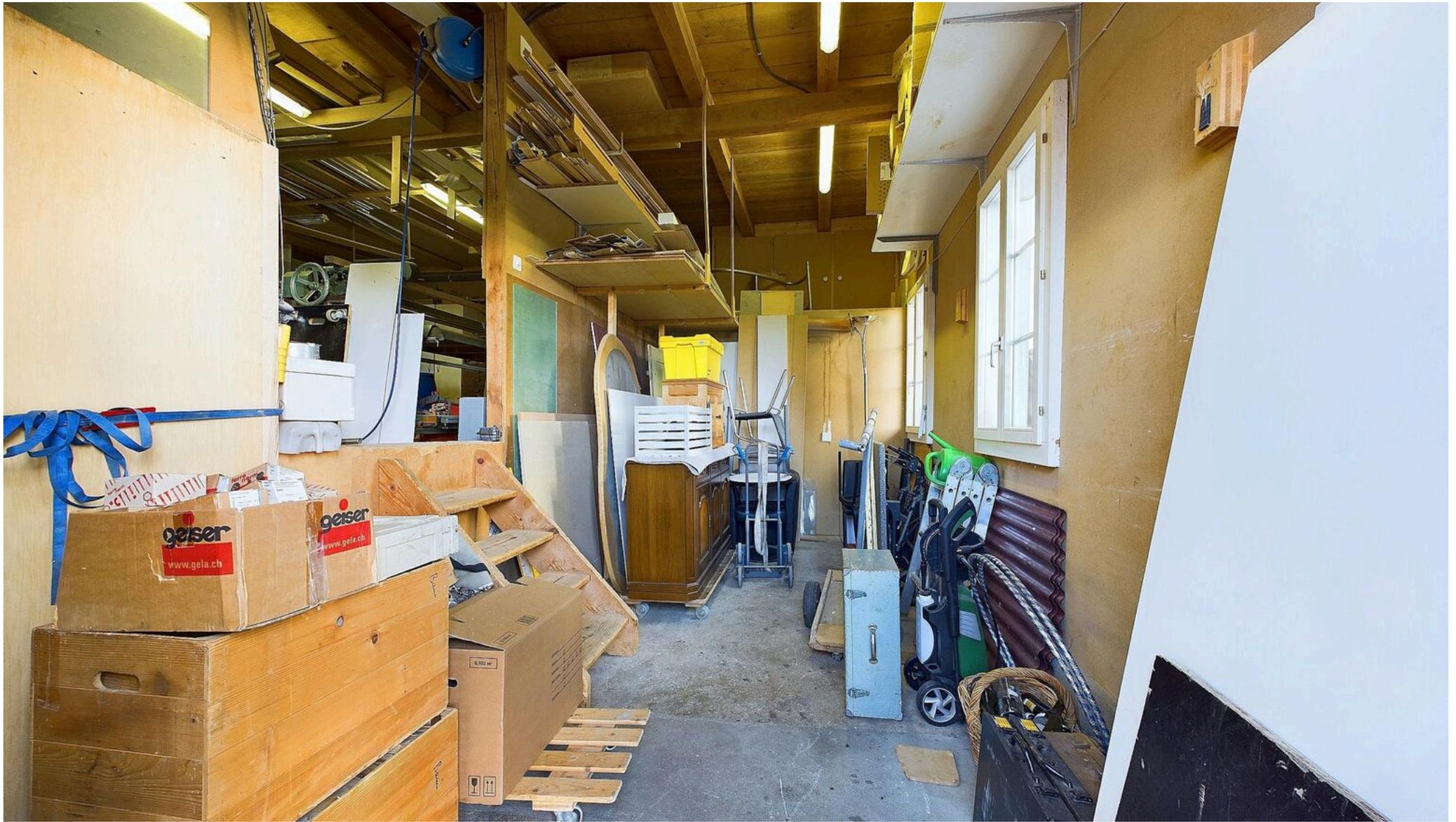






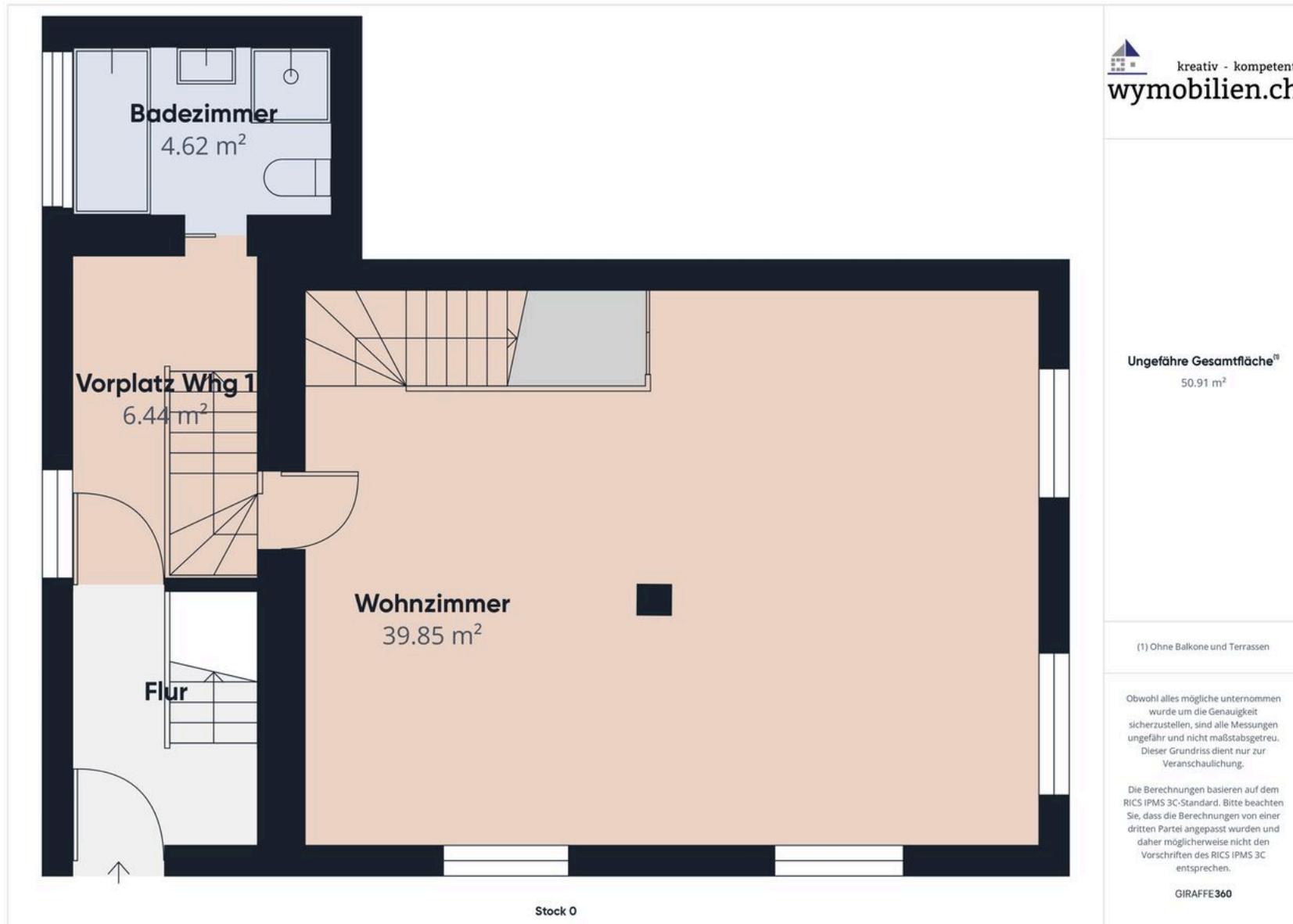








# Plan







# Exterior view



# Contact

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## Contact visit

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