



CH-3309 Kernenried, Dorfstrasse 28

RESERVED Multi-family house with 2 apartments

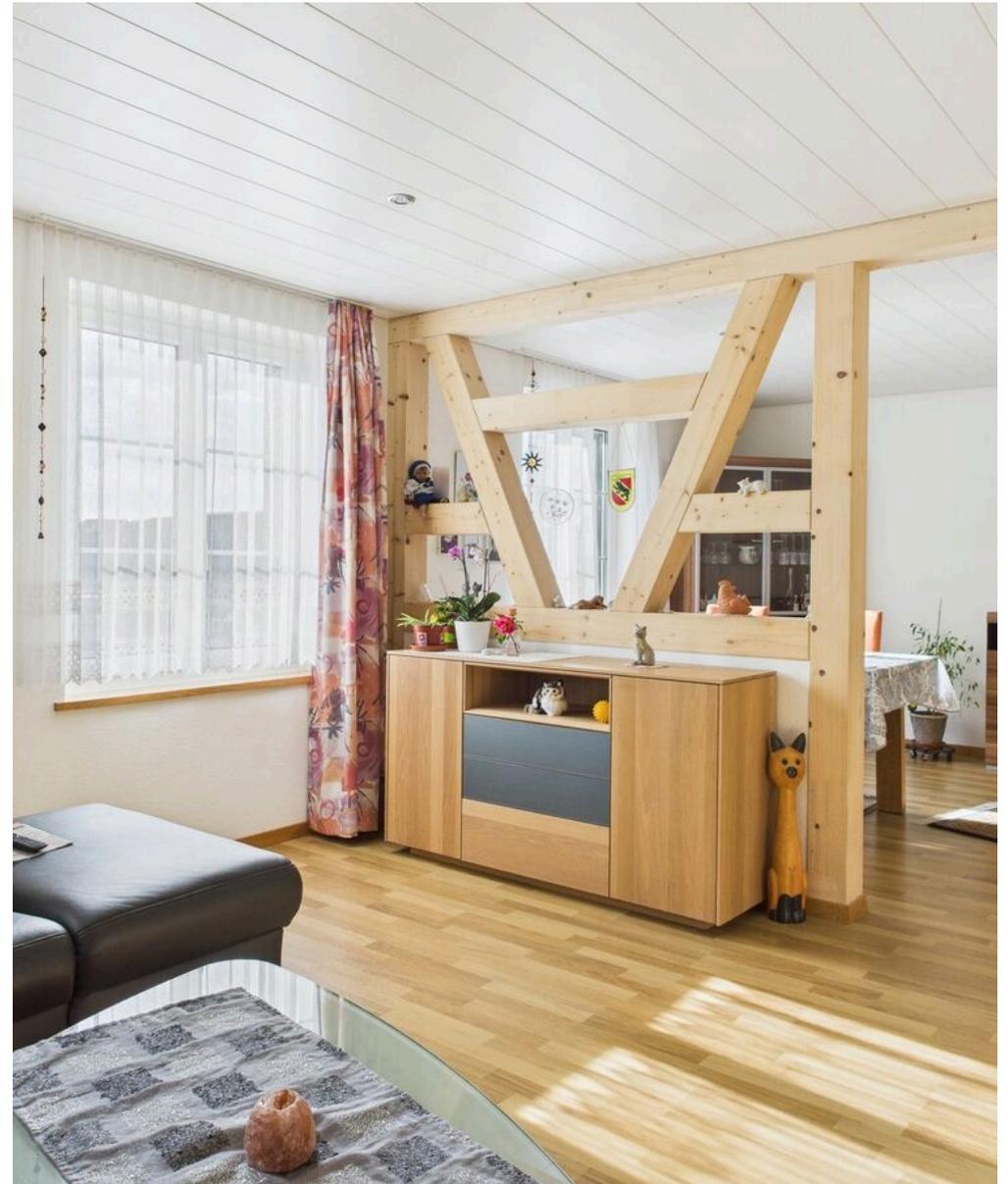
CHF 950,000.-



wymobilien.ch
Marcel Wyss

Table of contents

Description	3
Characteristics	5
Conveniences	6
Images	7
Contact	45



Description

Charming 2-family house with large grounds and versatile potential for use in Kernenried

Address: Dorfstrasse 28, 3309 Kernenried

Sale price: CHF 950,000.-

Grounds: 833 m²

A home with many possibilities

In a central location in Kernenried, this well-maintained, attached **2-family house** is waiting for new owners. The house impresses with light-flooded **living spaces, a spacious grounds and great potential for individual ideas for use** - ideal as a **investment property, multi-generational home** or for **part-own use**.

Here, you can combine **living, hobbies, work and investment** in a harmonious way.

Ground floor apartment (94 m², renovated in 2009, underfloor heating)

The apartment on the ground floor is impressive with an **open, modern room layout** and plenty of daylight. Thanks to a clever redesign (merging the bedroom with the living area), a spacious living and dining area was created.

Room layout:

- Room 1: 16 m²

- Room 2: 11.7 m²
- Living area: 17.5 m²
- Dining area: 16.1 m²
- Kitchen + entrance hall: 15.9 m²
- **Balcony on the south and west facades:** 31.7 m²

Upper floor apartment (analogous, renovated in 1997, radiators)

The apartment on the upper floor has a **comparable floor plan**, but is still designed as a **4.5-room apartment**.

Access is via an **exterior staircase with a pergola**. The **kitchen with dining area** has direct access to a **large balcony with a wide view** - perfect for relaxing.

Attic (113 m², versatile use)

The already **developed attic floor** offers further potential - ideal for additional living space, a studio or storage space.

Here you can let your ideas run wild.

Basement and exterior area

The basement houses:

- Arched cellar
- Technical room with **new district heating system**
- Garage / multipurpose room

The **exterior area** is a real highlight:

- Extensive **green space** (also suitable for keeping small animals)
- **Garden pavilion with fireplace stove** (18 m²)
- **Fountain** and lovingly designed garden
- **Covered area for 4 cars** plus integrated **workshop**

Special features at a glance

- Two separate apartments (ideal for owner-occupied and rental use)
- Large plot with 833 m²
- Continuously maintained and partly renovated
- **Potential for expansion in the attic floor**
- **Plenty of space for hobbies, animals and vehicles**
- **Quiet, rural location with good connections**

Your new home in Kernenried

This house offers **plenty of space for individual living ideas** and combines **rural idyll with a solid chance of return**.

A rare opportunity for anyone who values **nature, space and versatility**.

Interested?

We would be happy to send you a **virtual tour** or present the property **personally on site**.

Contact:

Wymobilien - Marcel Wyss

Kirchberg + Langnau

Immopartner GmbH, Kirchberg

Characteristics

Availability	To agree	Construction zone	Mischzone Kern
Type	House	Condition of the property	Very good
Reference	MFHKernenried	Living area	~ 321 m²
Year of construction	1930	Ground surface	~ 833 m²
Latest renovations	2019	Useful surface	~ 403 m²
Heating type	Distance heating	Parking places	Yes, obligatory
Heating installations	Radiator, Floor		

Object Price	CHF 950,000.-
Number of parkings	
4x Interior (incl.)	
2x Exterior (incl.)	
Local tax	150 %

Conveniences

Neighbourhood

- > Village
- > Green
- > Residential area
- > Shopping street
- > Restaurant(s)
- > Bus stop
- > Child-friendly
- > Playground
- > Preschool
- > Primary school
- > Hiking trails
- > Bike trail

Outside conveniences

- > Balcony/ies
- > Terrace/s
- > Garden
- > Bench
- > Covered parking space(s)
- > Parking
- > From road

Inside conveniences

- > Without elevator
- > Wintergarden
- > Cellar
- > Wine cellar
- > Garret
- > Storeroom
- > Bright/sunny
- > With front and rear view
- > Natural light
- > With character

Equipment

- > Dryer

Floor

- > Tiles
- > Parquet floor

Condition

- > In it's current state
- > With extension possibility

Orientation

- > South
- > West

Exposure

- > Optimal
- > All day

View

- > Clear
- > Unobstructed
- > Rural

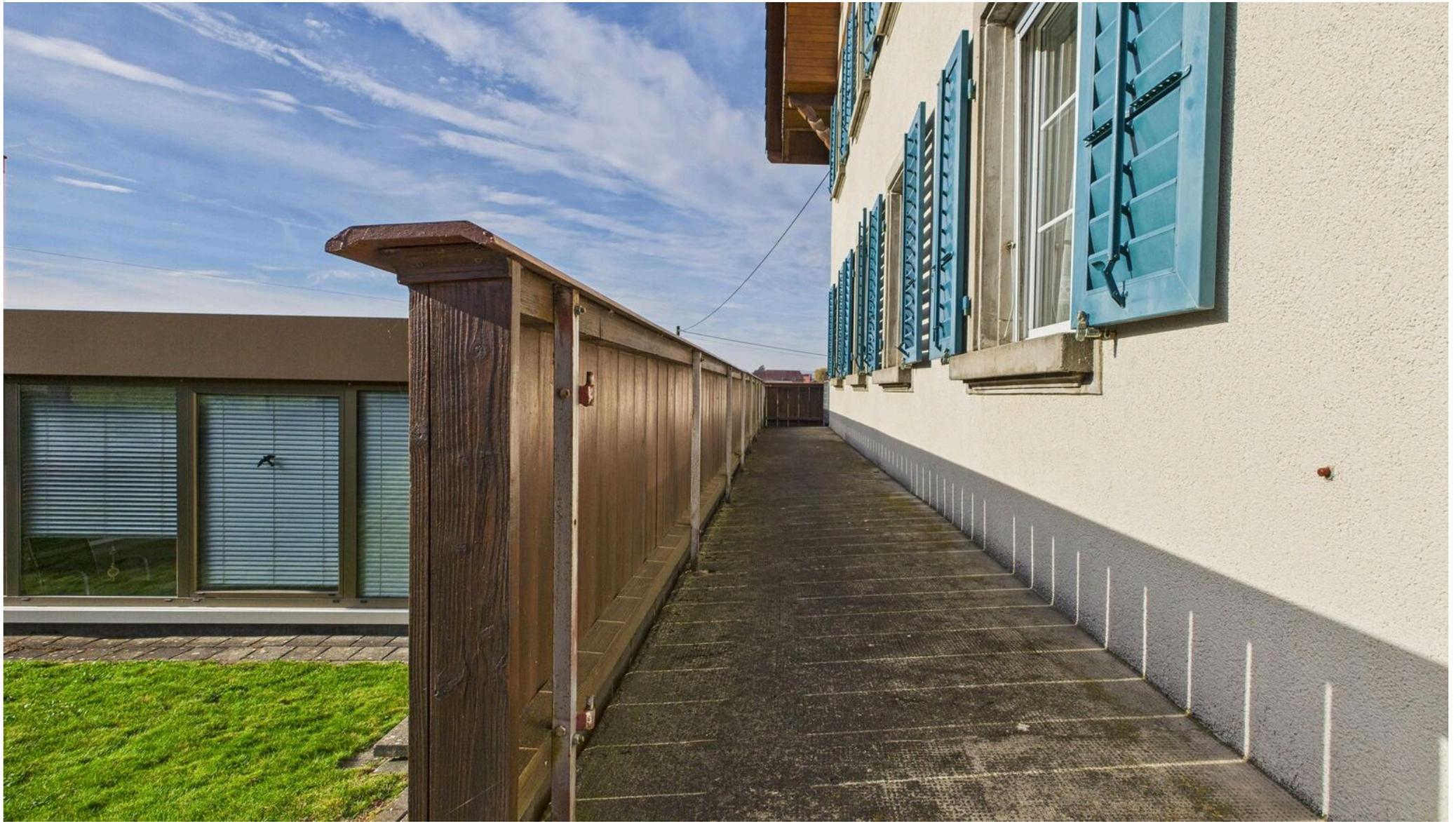
Interior view





Exterior view







Interior view







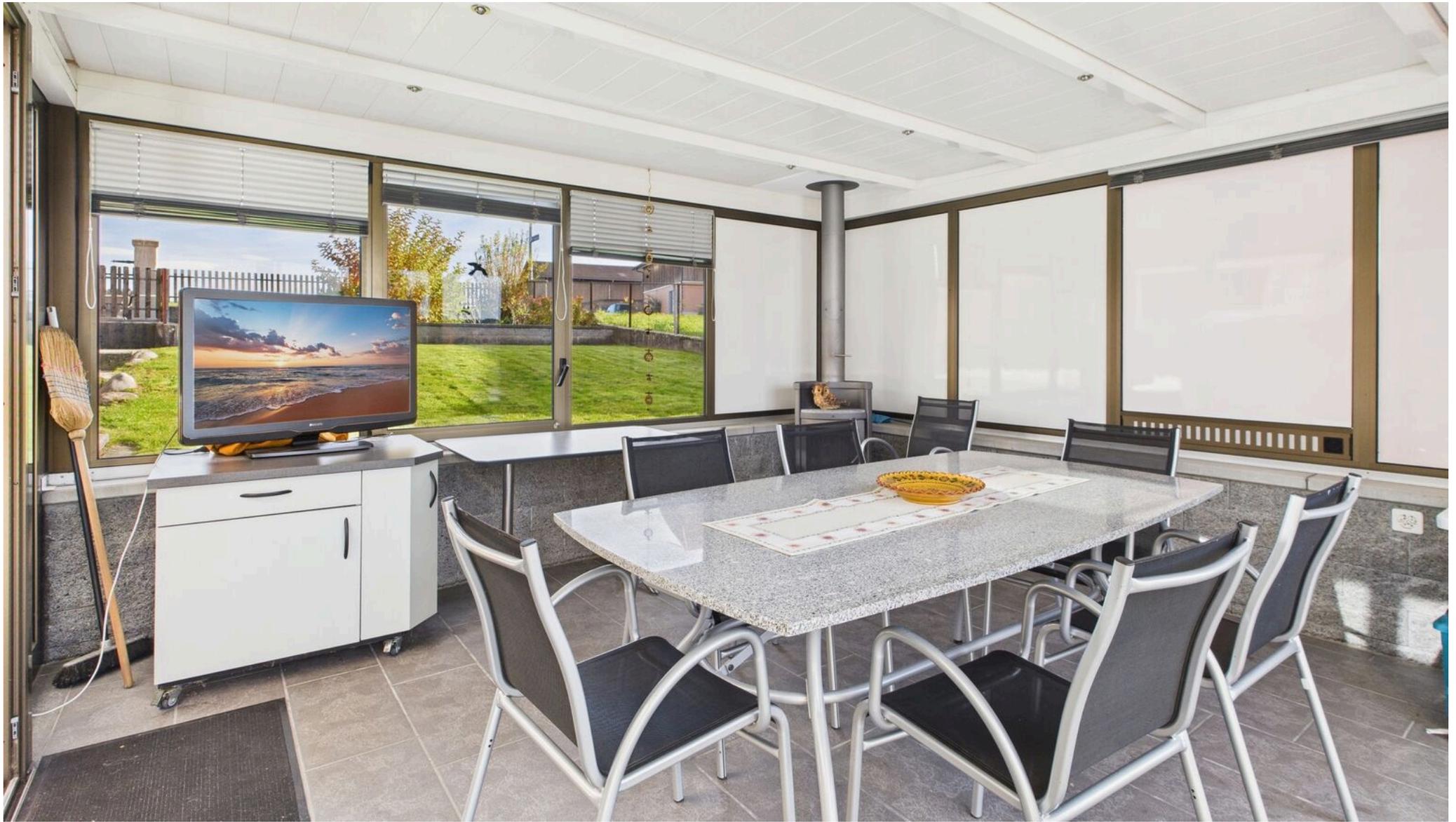


Exterior view



Interior view

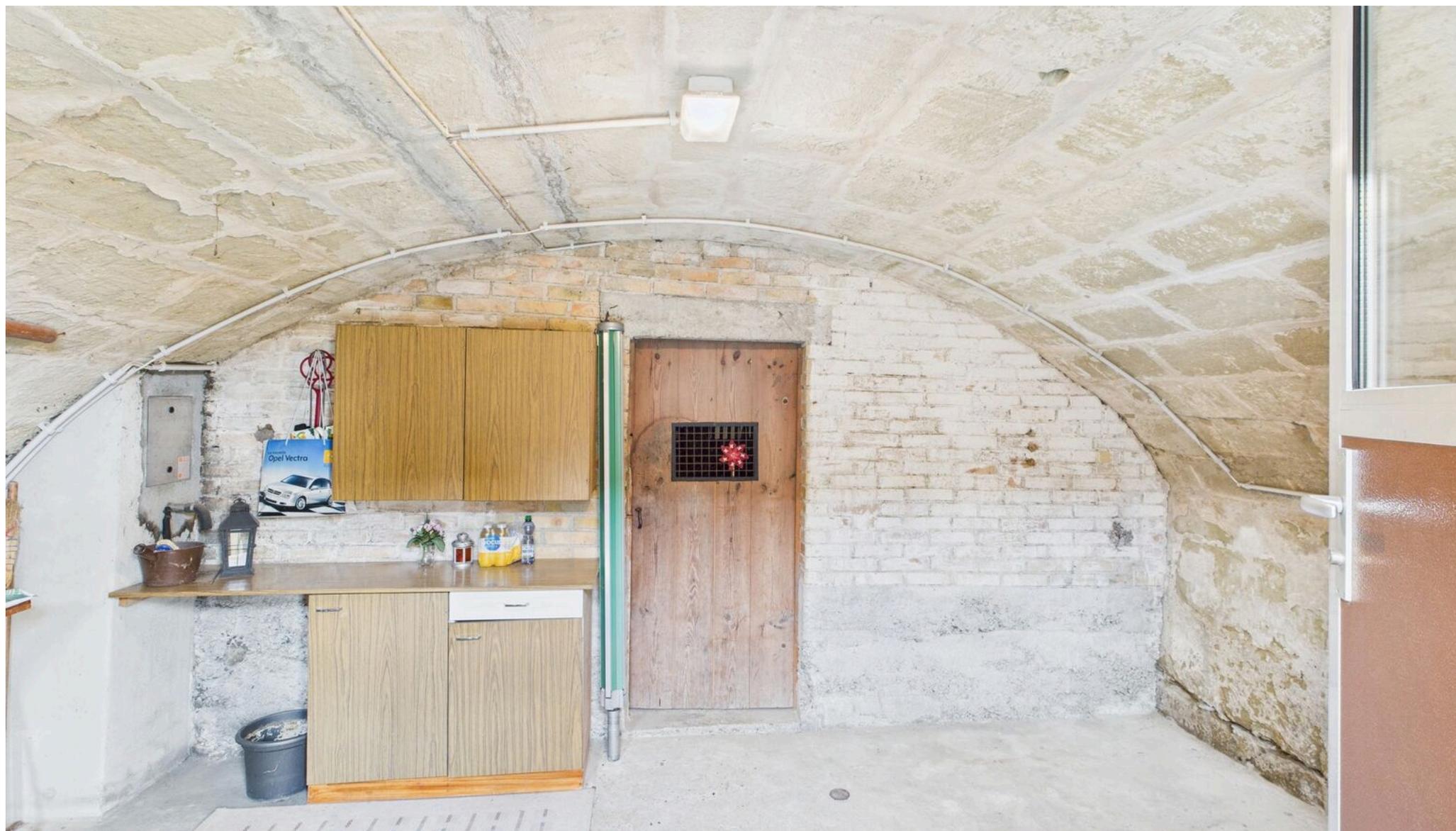




Exterior view

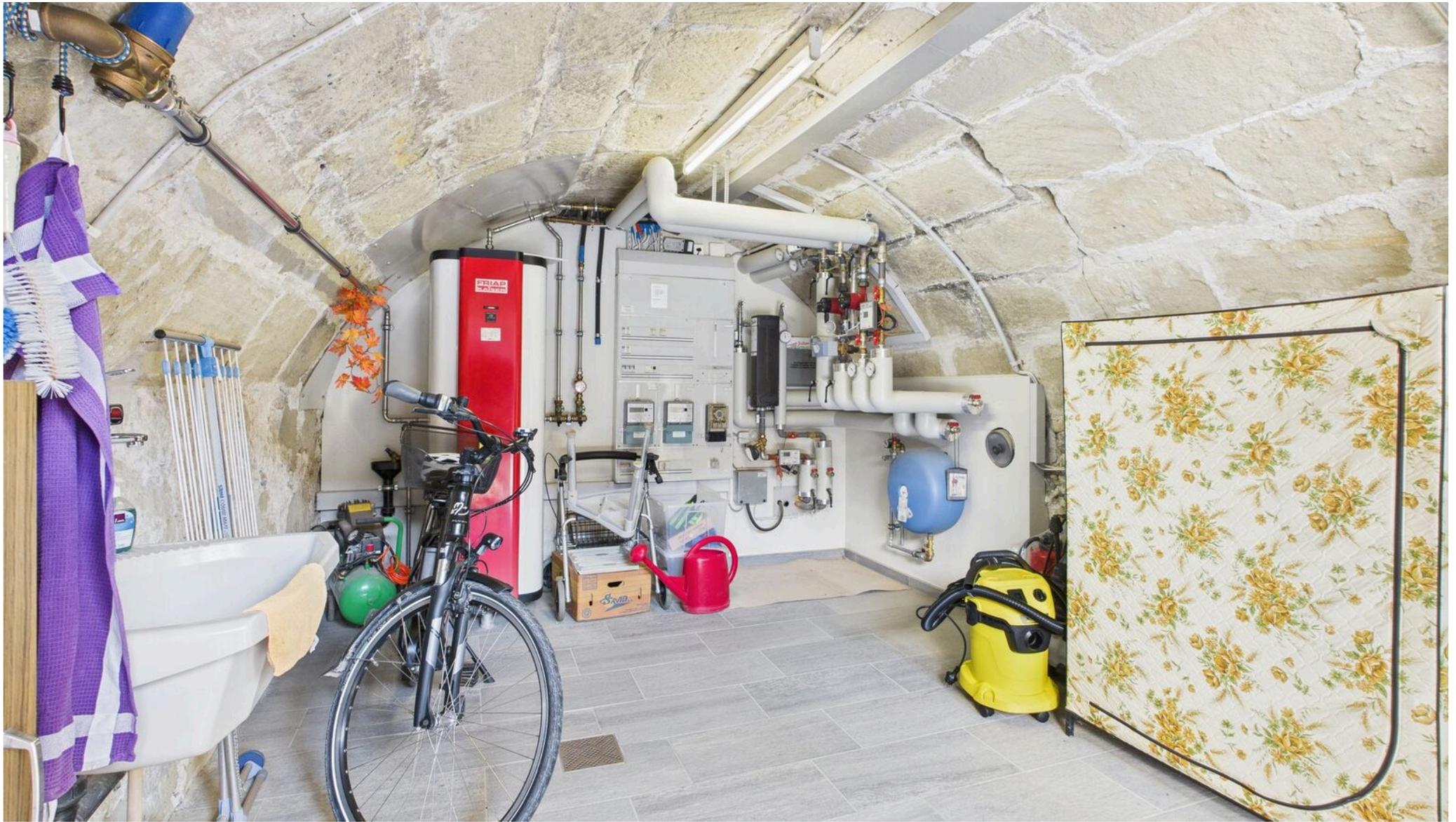


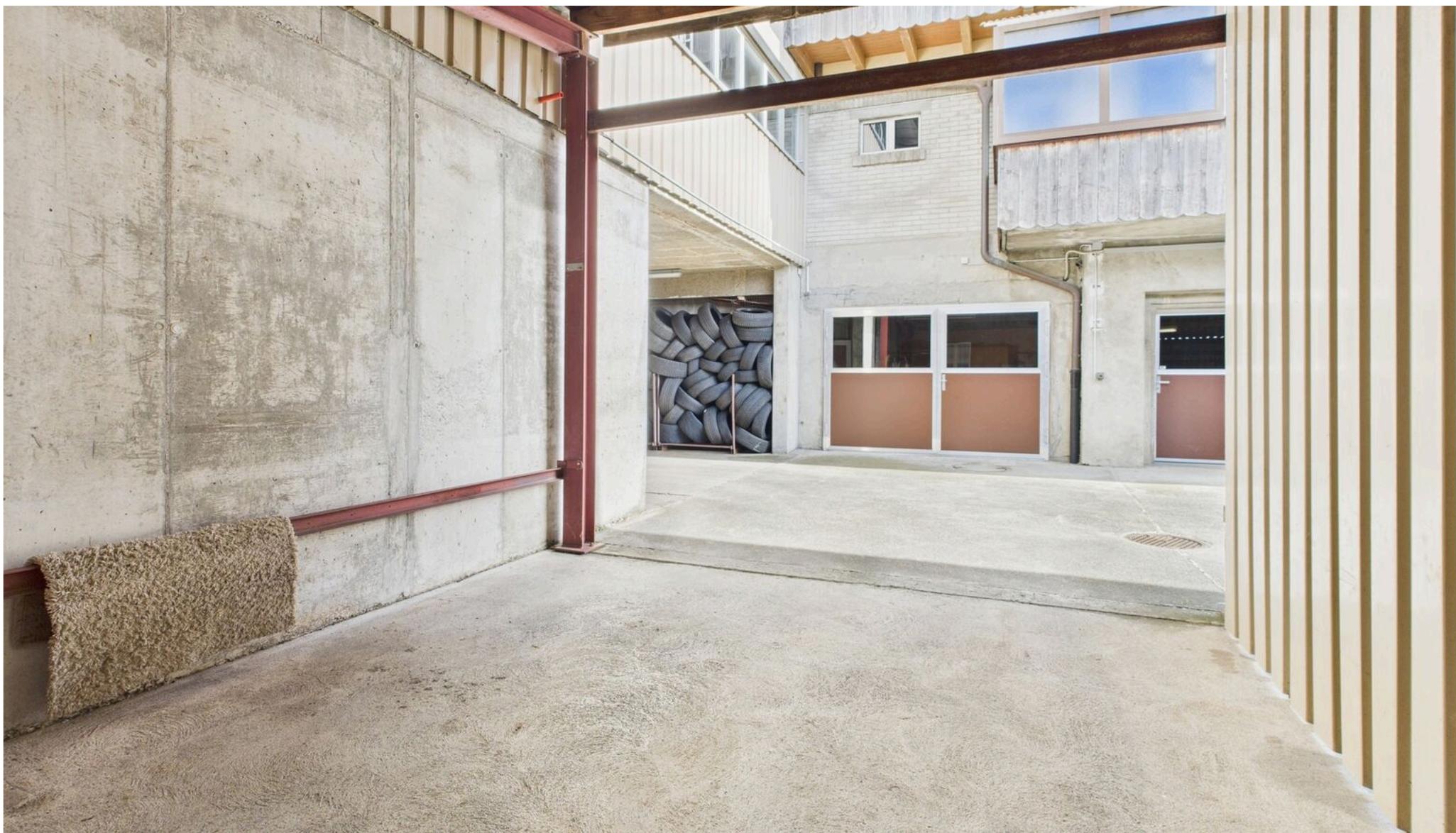
Interior view











Exterior view



Interior view





Exterior view













Interior view





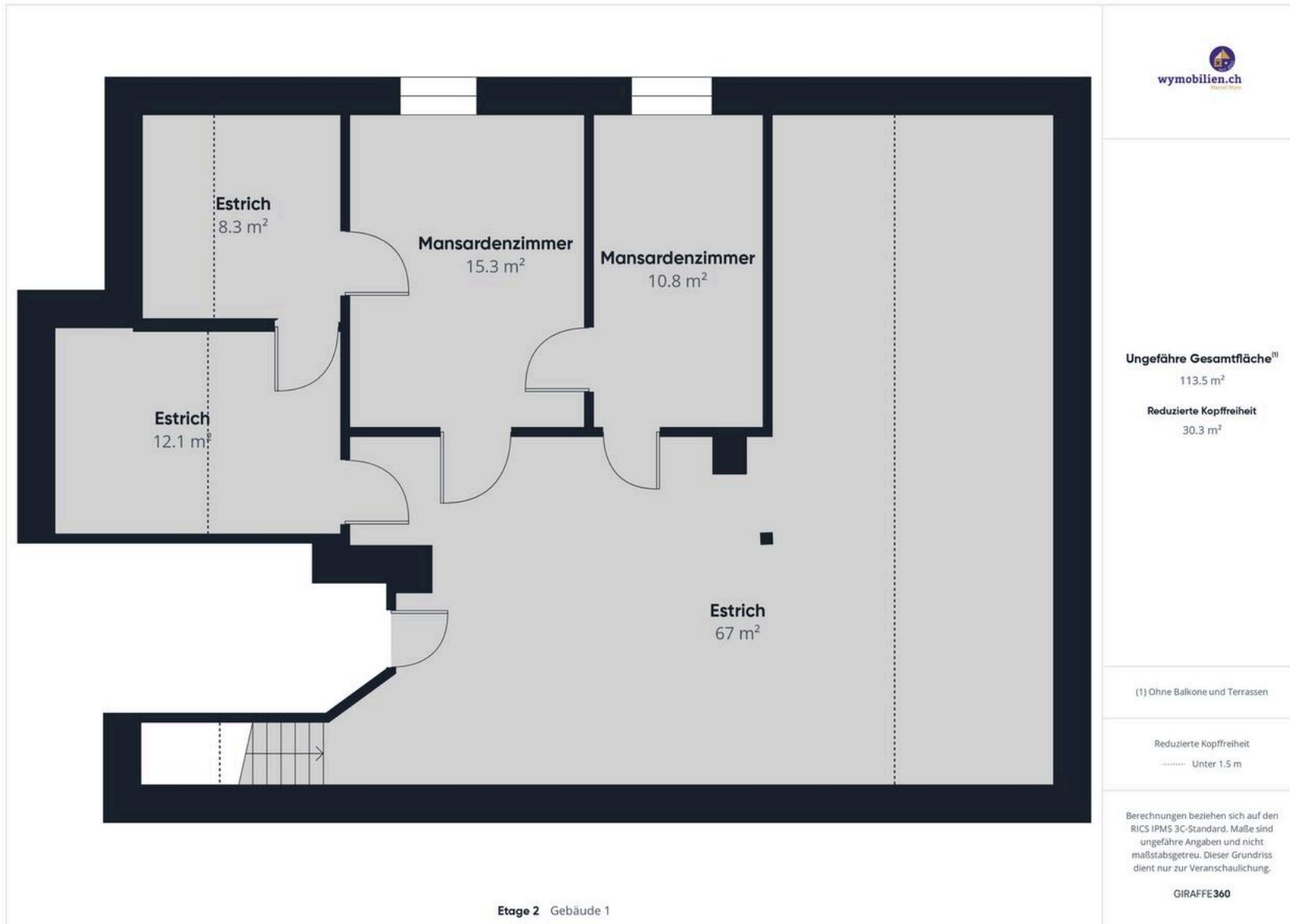




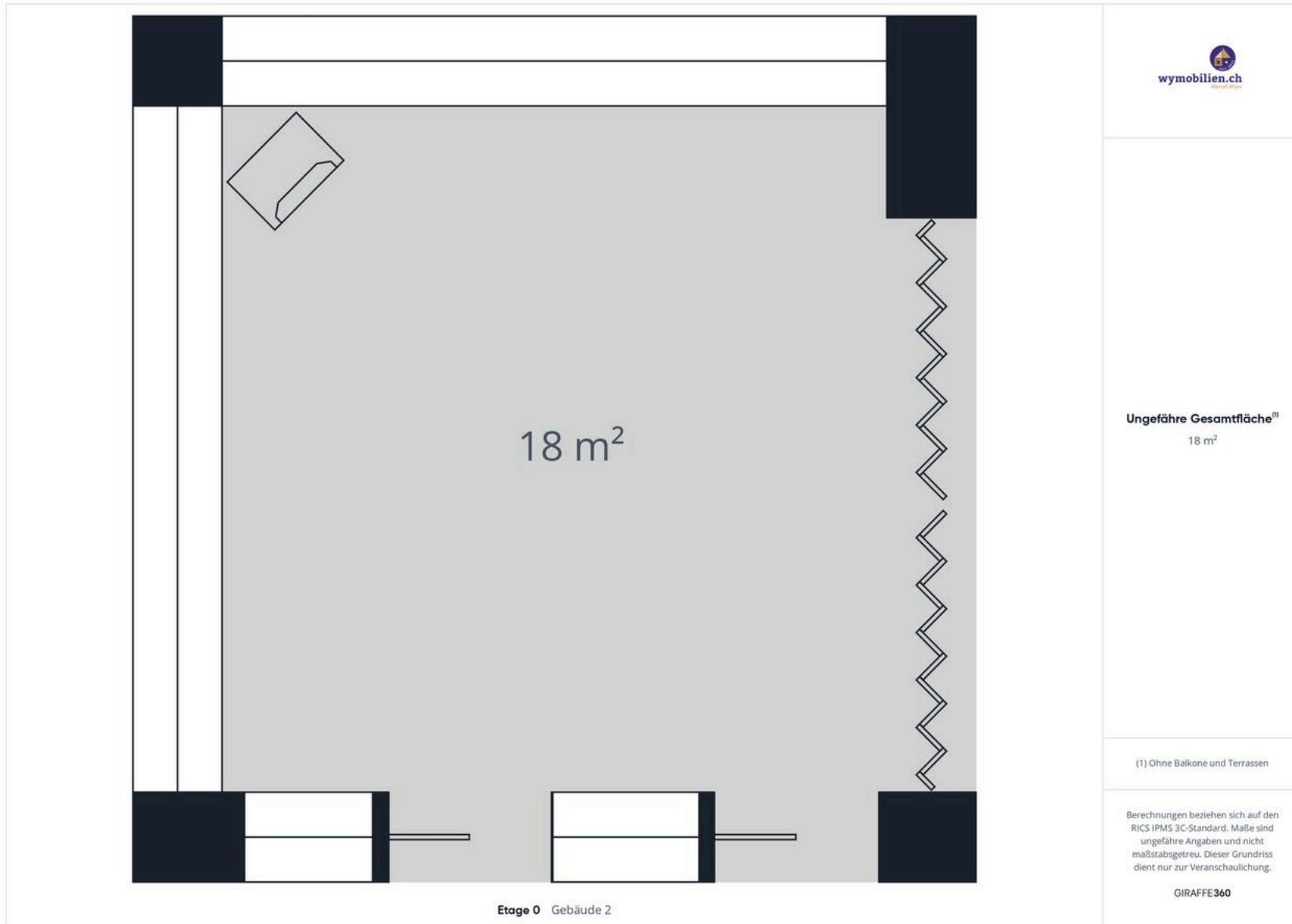
Plan











Exterior view





Contact

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Notes
