



FOR SALE

CH-3380 Wangen an der Aare, Amselweg 1

Building land/Double single-family home half

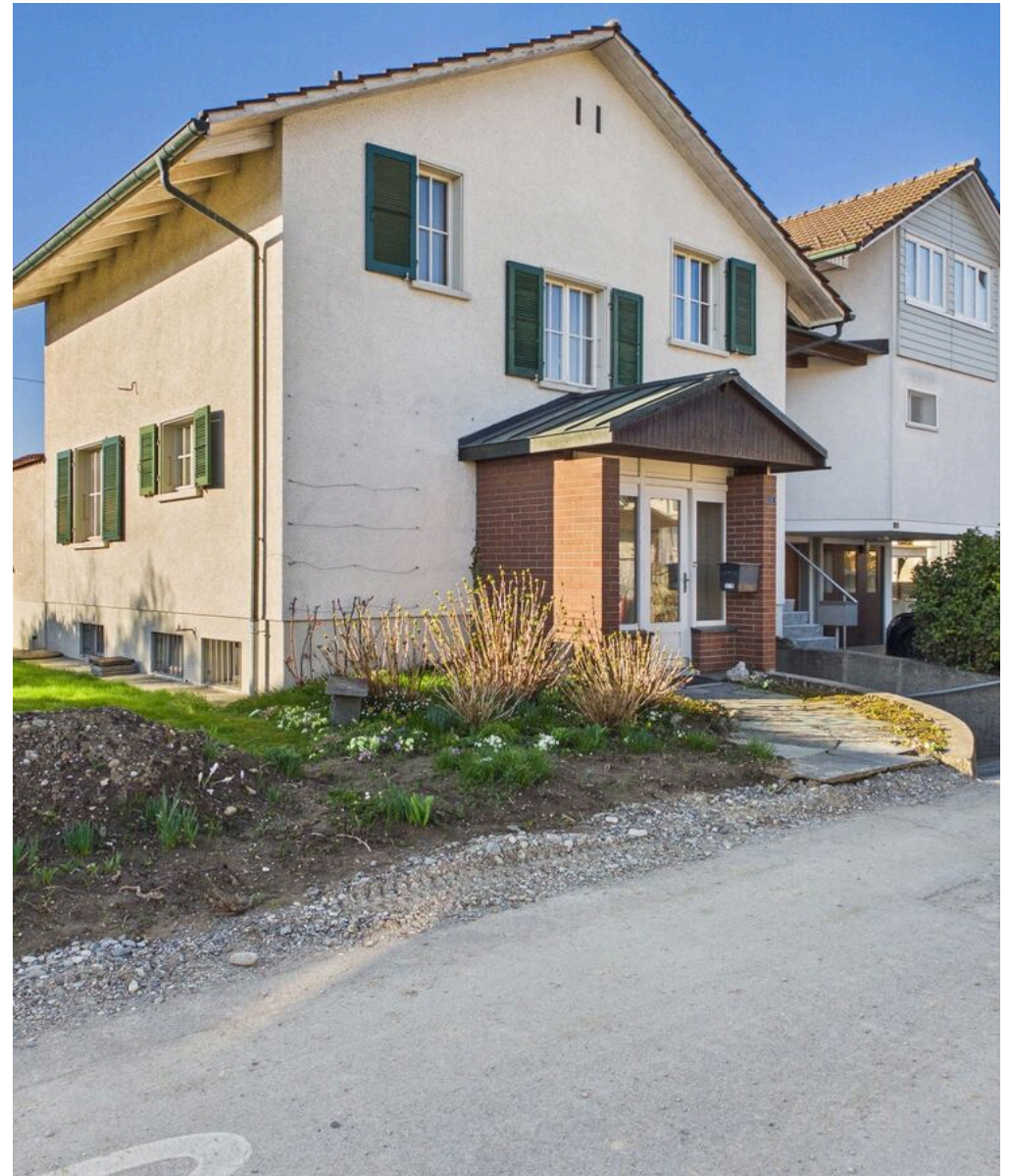
Price upon request



wymobilien.ch
Marcel Wyss

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Description

Opportunities in Wangen an der Aare – realize your living ideas in a quiet neighborhood

In a quiet, established residential area in Wangen an der Aare, you will find exciting development opportunities. Whether you want to renovate, redesign or use the land for a garden or open spaces, you can make your ideas a reality here.

For sale

- **Plot No. 190 with 290 m²**
semi-detached house in need of renovation, ideal for buyers who enjoy renovating or for a project with their own personal touch.
- **Plot No. 667 – 575 m²**
Today occupied by a large pond and a “garden house” – perfect as a spacious garden/recreational area or for a future redesign according to your needs.

Optional for sale with usufruct for max 3 years (for previous ownership)

- **Plot No. 917 – 285 m²**
Semi-detached house in very good condition (built in 1999). Ideal as a home to live in immediately or as a complement to the overall project.

Take advantage of this rare opportunity to combine

different uses – from renovation and redevelopment to the further development of the existing stock.

Virtual tour House on plot 190: <https://tour.giraffe360.com/wangenanderaare>

Virtual Tour Exterior: <https://tour.giraffe360.com/aussenbereich>

Interested in discussing the potential on site?

We look forward to hearing from you and would be happy to show you the properties in person.

Wymobilien – Marcel Wyss

Kirchberg + Langnau

Characteristics

Availability	To agree	Heating installation	Radiator
Type	Land with utility services	Equiped land	Yes
Reference	BaulandHaus	Construction zone	W2
Second home	Authorized	Condition of the property	To restore
Bathroom	1	Ground surface	865 m²
Plots	2	Useful surface	172 m²
Heating type	Fuel oil		

Object Price

Price upon request

Conveniences

Neighbourhood

- > Village
- > Green
- > Residential area
- > Shops/Stores
- > Shopping street
- > Restaurant(s)
- > Railway station
- > Bus stop
- > Highway entrance/exit
- > Child-friendly
- > Playground
- > Nursery
- > Preschool
- > Primary school
- > Secondary school

Outside conveniences

- > Terrace/s
- > Garden
- > Exclusive use of garden
- > Bench
- > Quiet
- > Pond
- > Annex
- > Parking

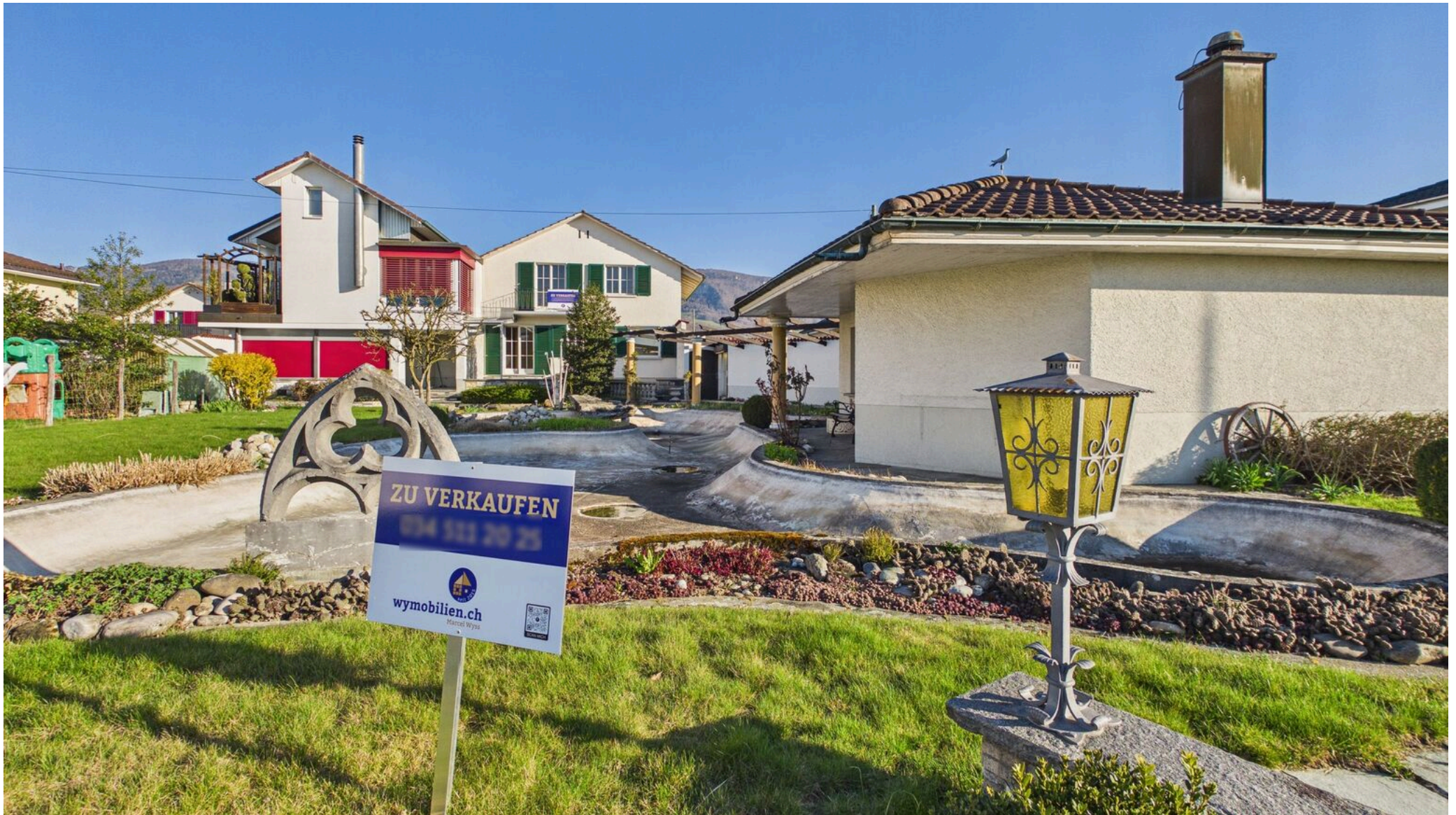
Inside conveniences

- > Without elevator

Exterior view



Parzelle 190 und 667 (rot) stehen zum Verkauf, 917 (grün) optional



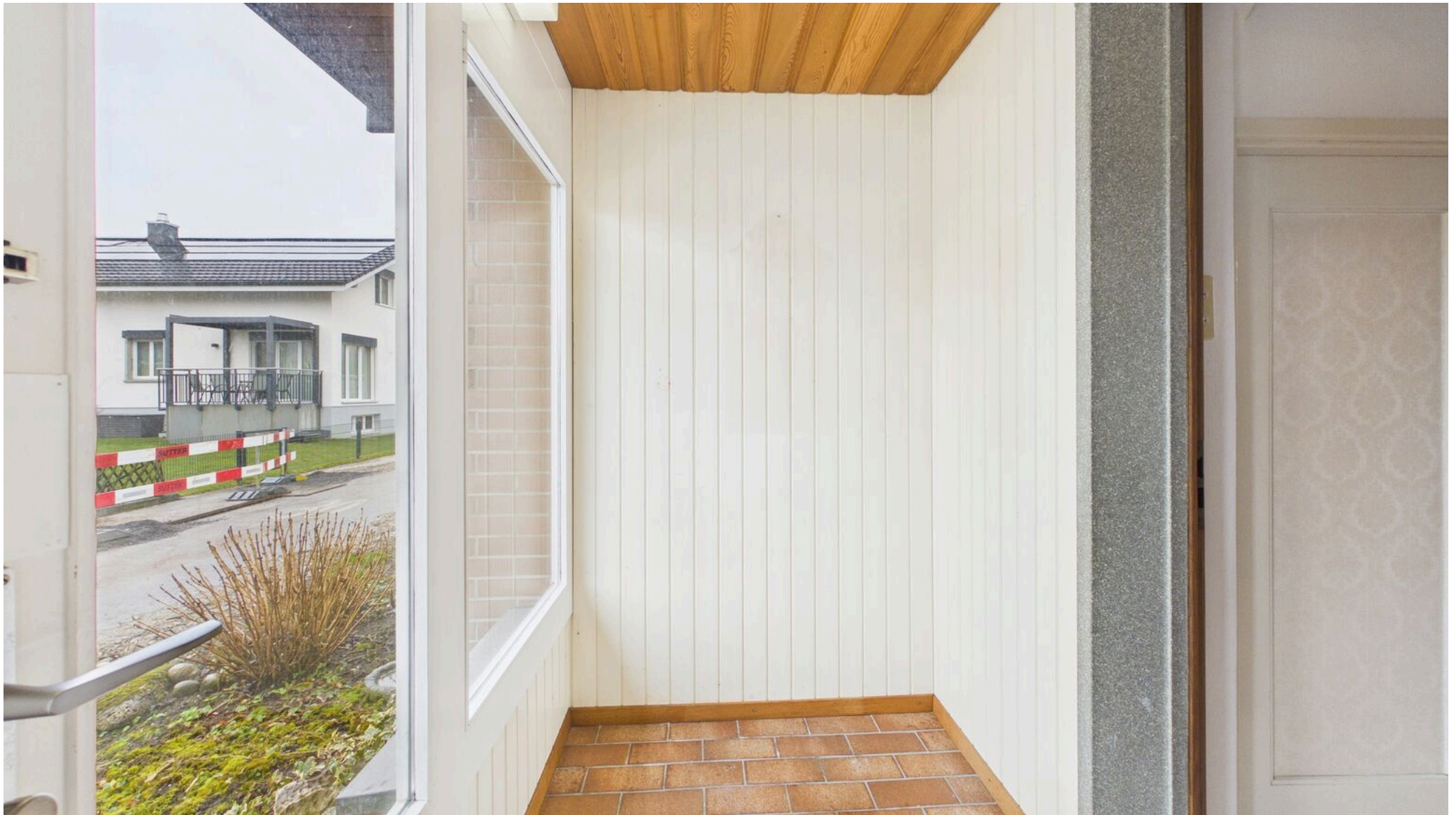
Sicht auf das Bauland mit Grillhaus und das Haus auf Parzelle 190 (grüne Fensterläden)

Interior view



Windfang/Eingang Haus Amselweg 1 (Parzelle 190)

Exterior view



Interior view



Küche





Wohnzimmer



Zimmer EG



Bad EG



Zimmer mit Ausgang auf den Balkon OG



Zimmer OG



Zimmer OG



Zimmer OG



Zimmer UG (unbeheizt)



Keller mit Dusche / Heizung UG



UG



Grillhaus



Grillhaus

Plan



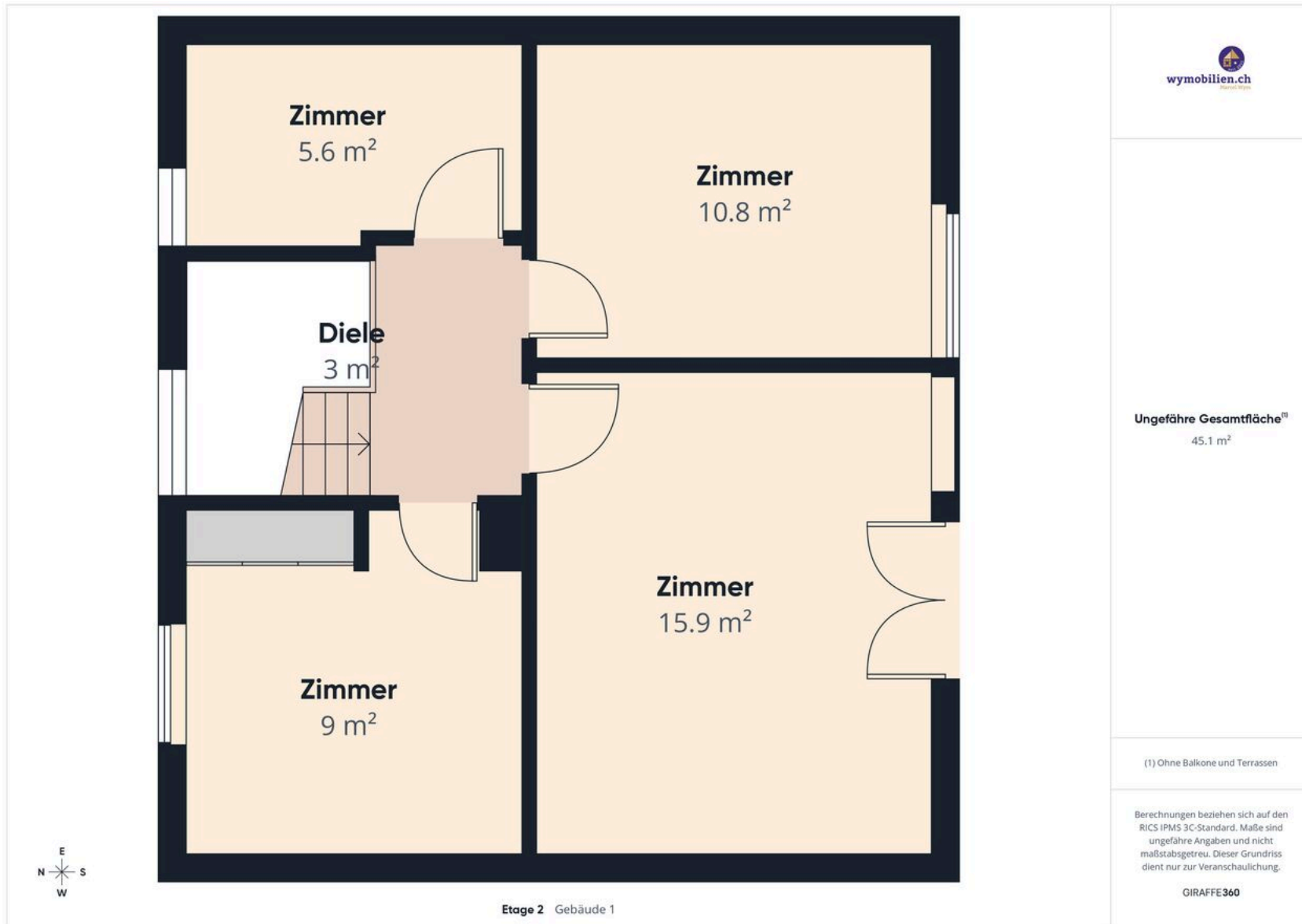
Grundrisse Haus Parzelle 190 und Grillhaus



UG



EG



OG



Grillhaus

Exterior view



Gartenanlage/Bauland









Contact

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Notes
