



FOR SALE

CH-3309 Kernenried, Fliederweg 5

Detached house in Kernenried – quiet location with large garden

CHF 685,000.-



wymobilien.ch
Marcel Wyss

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Description

Detached house in Kernenried – quiet location with large garden and great potential

This detached single-family house in Kernenried impresses with its charming character, the spacious garden and the quiet location in a pleasant residential area. The property is ideal for families, couples or handy buyers looking for a house with plenty of scope for design.

The house has a spacious living and dining area and a kitchen, as well as a total of 5 bedrooms. The heated room in the basement is particularly practical and can be used flexibly as an office, guest room, hobby room or personal retreat.

The property has some age-related renovation needs and thus offers an attractive basis for implementing one's own living ideas and modernizing the house according to personal preferences.

Room layout

Ground floor / High ground floor

Entrance / Vestibule unheated: 3.6 m²

Dining and living area: 26.1 m²

Room: 14.8 m²

Room: 8.6 m²

Bathroom: 3.2 m²

Kitchen renovated with oven, dishwasher, ceramic hob and Tiba stove: 8.0 m²

Terrace: 9.7 m²

Attic

room with built-in wardrobe and access to the attic: 10.6 m²

Room with built-in wardrobes: 9.9 m²

Porch with built-in wardrobe: 2.5 m²

Basement

Heated room: 12.5 m² Multipurpose

room with heat exchanger / boiler District heating: 24.9 m² Laundry

room with external access and shower: 10.4 m²

Cellar: 13.5 m² Multipurpose room: 5.2 m²

values

Building insurance: CHF 594'500

Own-use value: CHF 8'630

Official value: CHF 288'900

Cubature: 720m³

Sale price: CHF 685,000

A sale can be made at any time.

Tour and documentation

Register now for the viewing day on **Thursday, May 28, 2026, from 11:00 a.m. to 5:00 p.m.**

We would be happy to provide you with further information and a virtual tour of the interior and exterior areas in advance.

We look forward to your contact and your registration for the viewing day.

See you soon in Kernenried!

Wymobilien Marcel Wyss, Kirchberg + Langnau
Immopartner GmbH, Kirchberg

Characteristics

Availability	Immediate
Type	Single family house
Reference	KernenriedEFH
Rooms	6
Bedrooms	3
Bathroom	1
Year of construction	1952
Heating type	Distance heating
Heating installation	Radiator

Domestic water heating system	Distance heating
Construction zone	Mischzone
Condition of the property	To restore
Standing	Standard
Living area	~ 98 m²
Ground surface	~ 606 m²
Useful surface	~ 126 m²
Volume	~ 720 m³
Parking places	Yes, obligatory

Object Price	CHF 685,000.-
Number of parkings	
1x Interior (incl.)	
2x Exterior (incl.)	
Local tax	150 %
Fiscal value	CHF 288,900.-

Conveniences

Neighbourhood

- > Village
- > Green
- > Residential area
- > Shops/Stores
- > Shopping street
- > Bank
- > Post office
- > Restaurant(s)
- > Bus stop
- > Preschool
- > Primary school

Outside conveniences

- > Terrace/s
- > Garden
- > Exclusive use of garden
- > Greenery
- > Fence
- > Storeroom
- > Visitor parking space(s)
- > Built on even grounds

Inside conveniences

- > Without elevator
- > Box
- > Eat-in-kitchen
- > Cellar
- > Garret
- > Storeroom
- > Built-in closet

Equipment

- > Washing machine
- > Shower
- > Bath
- > Internet connection

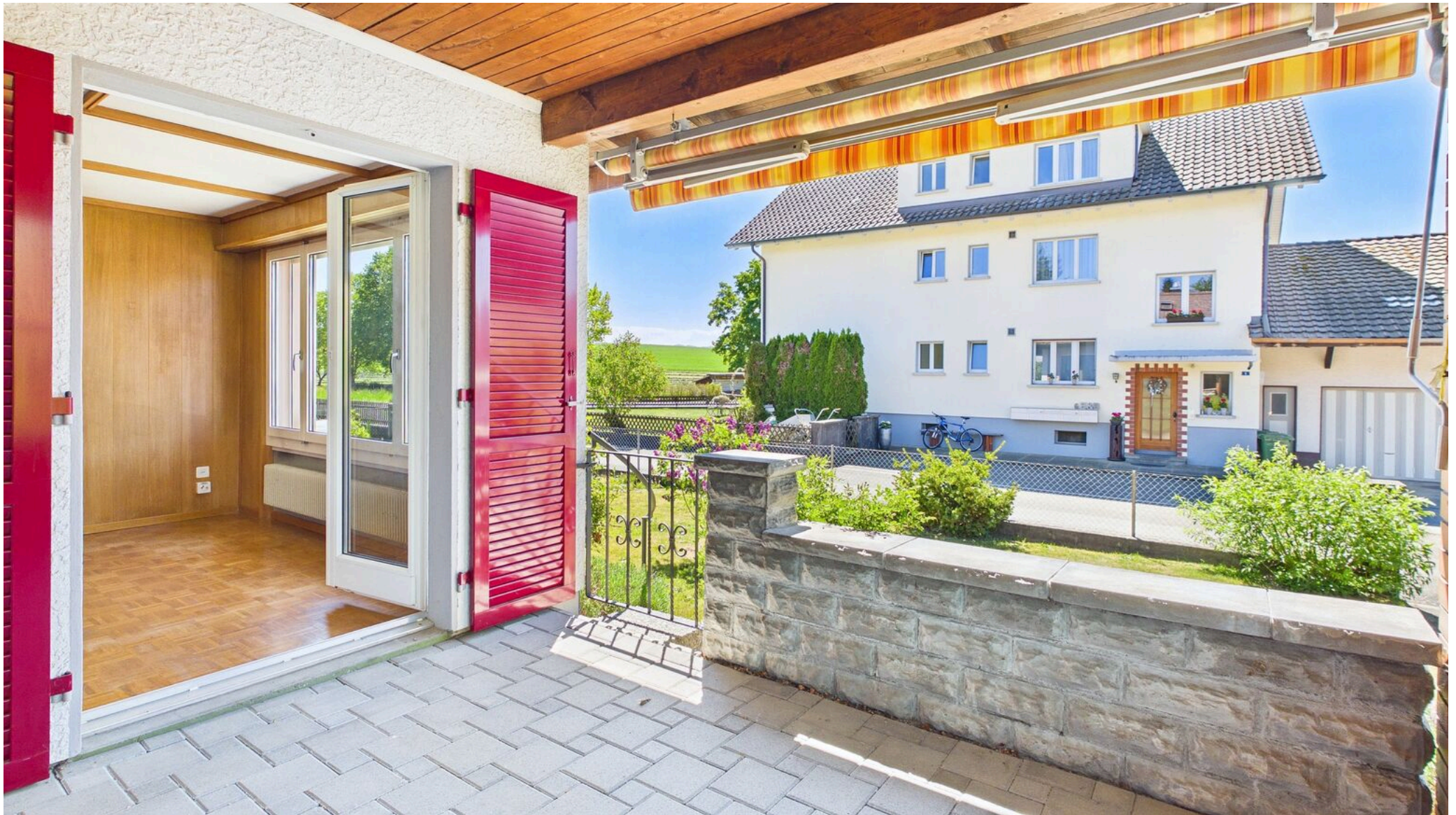
Floor

- > Tiles
- > Parquet floor
- > Stone

Condition

- > To convert

Exterior view



Terrasse



Links die gedeckte Terrasse

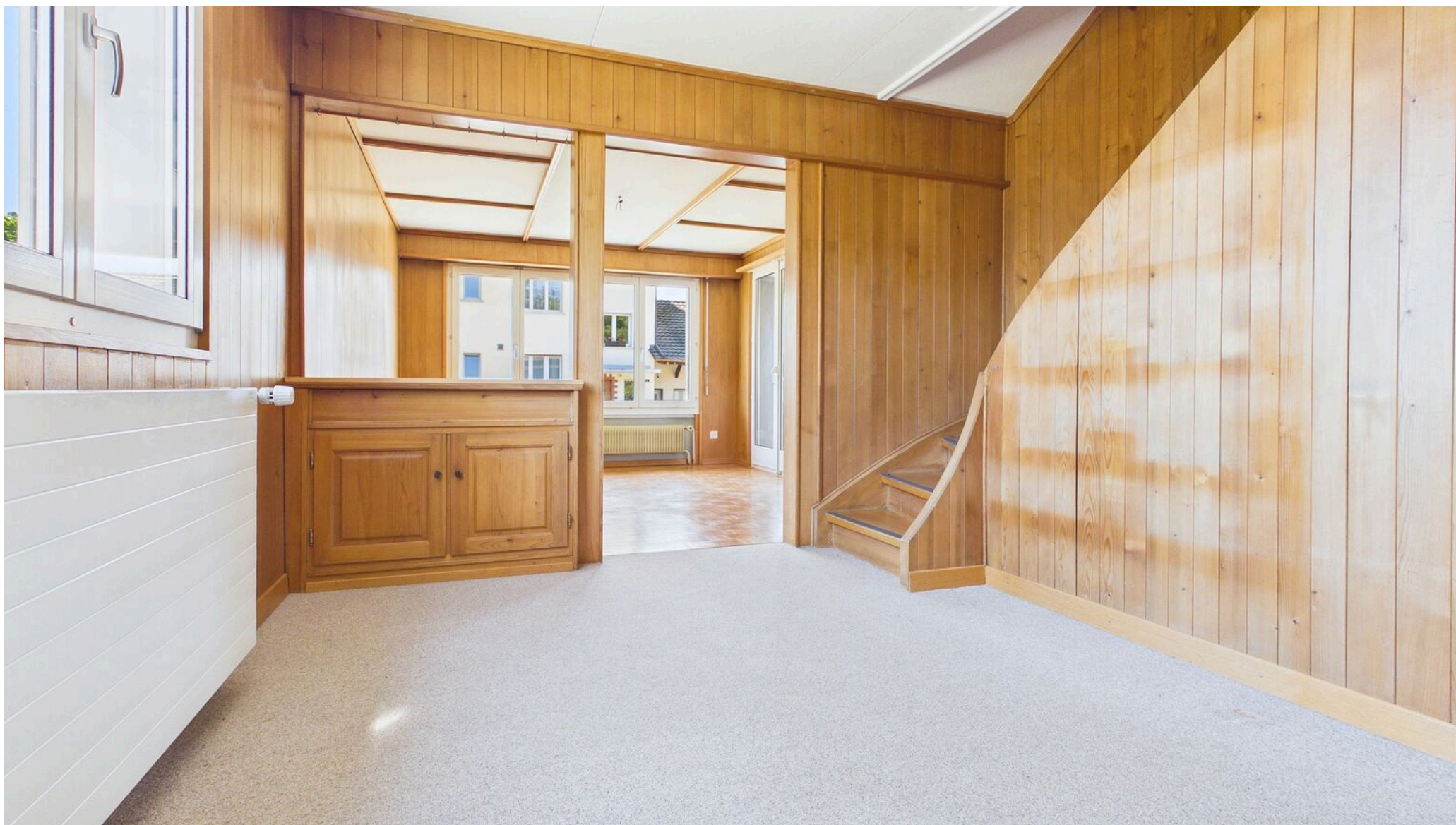
Interior view



Blick vom Essbereich ins Wohnzimmer



Essbereich



Essbereich mit Aufgang ins DG

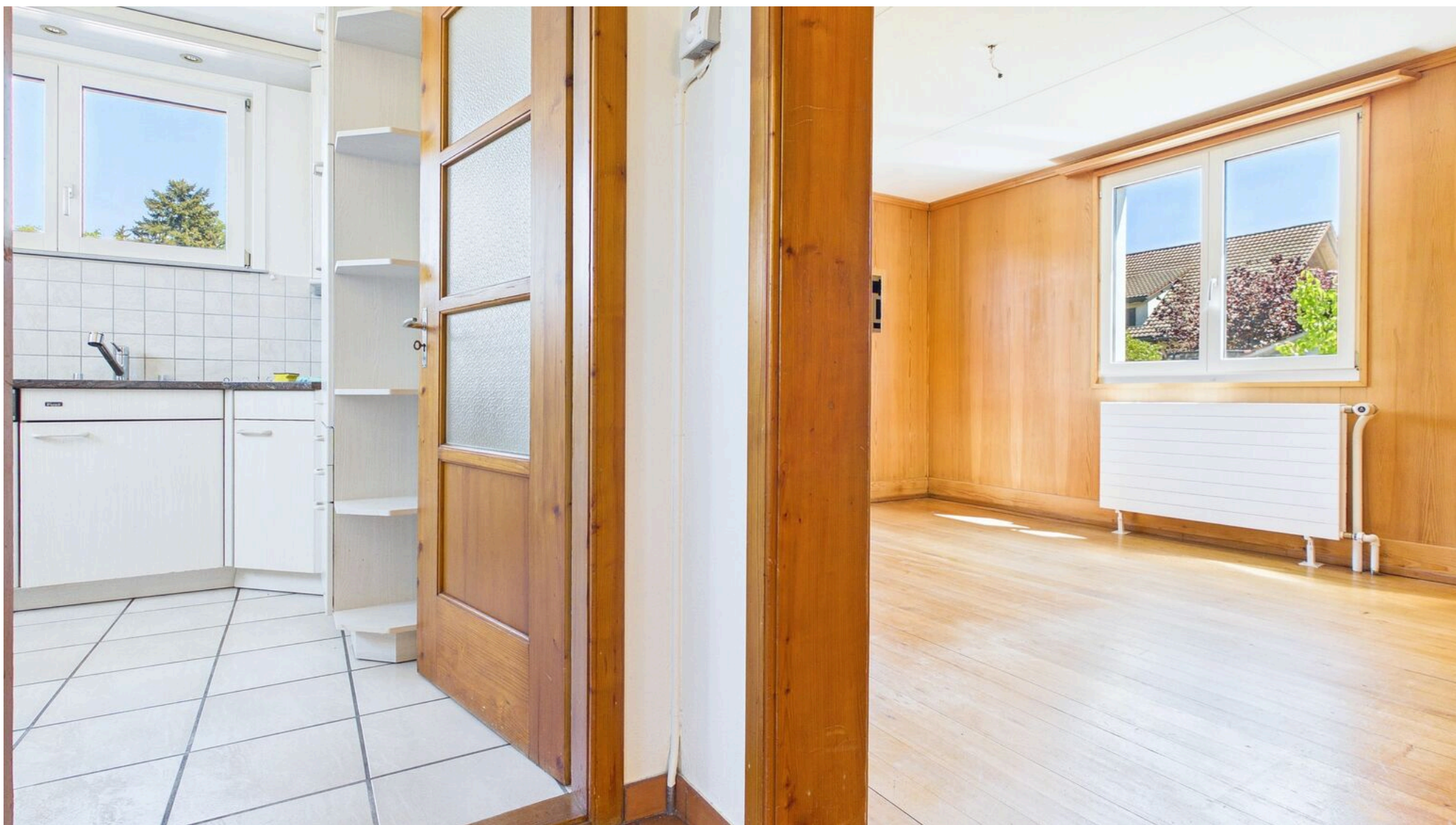




Küche



Küche



Blick vom Korridor in die Küche und Zimmer



Zimmer EG



Zimmer EG



Bad/WC EG



Eingang / Windfang unbeheizt



Zimmer DG



Zimmer DG



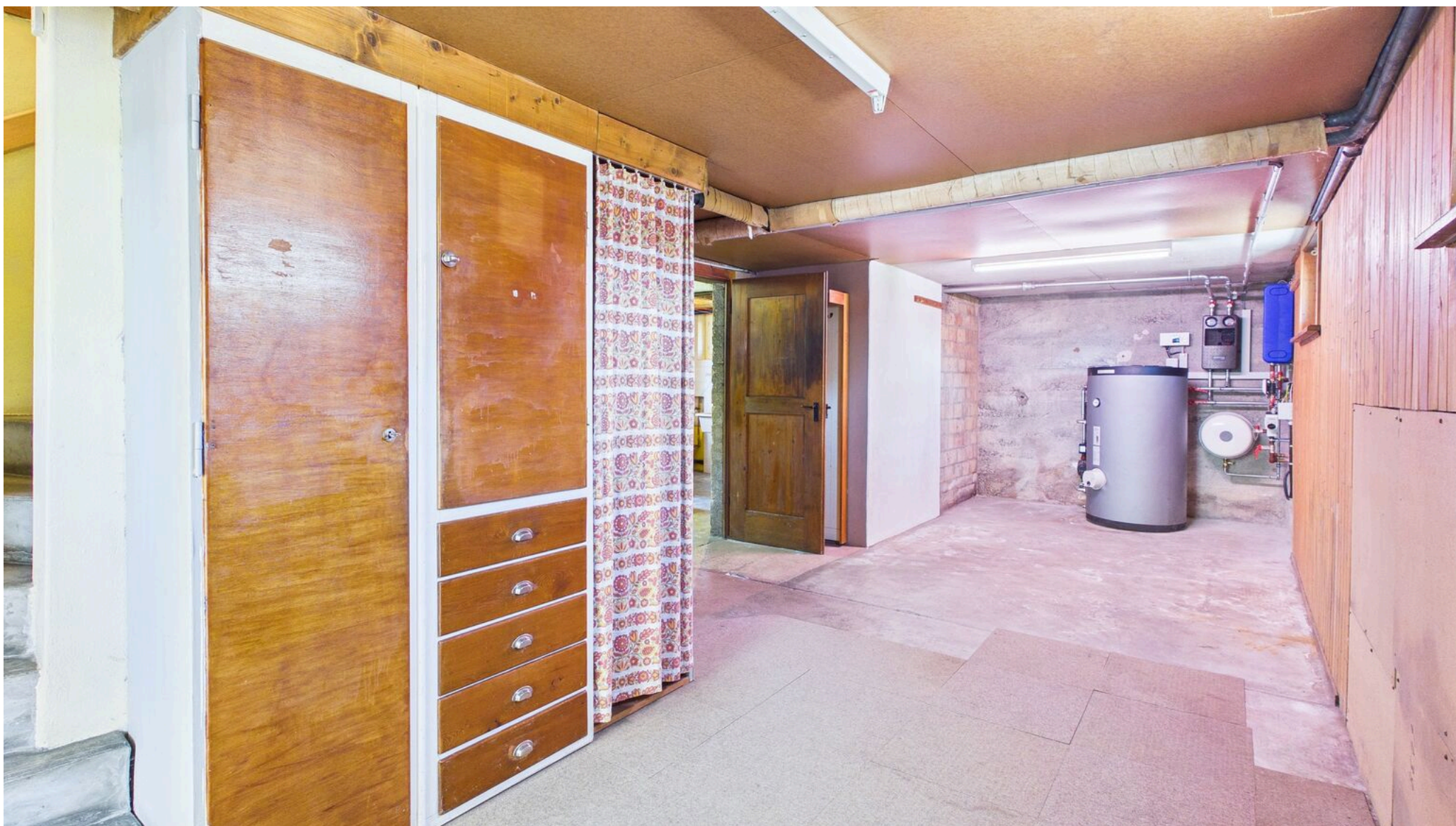
Zimmer UG



Waschküche/Dusche



Keller



Kellervorplatz / Boiler



Garage



Schopf

Exterior view



Garten



Zufahrt

Plan



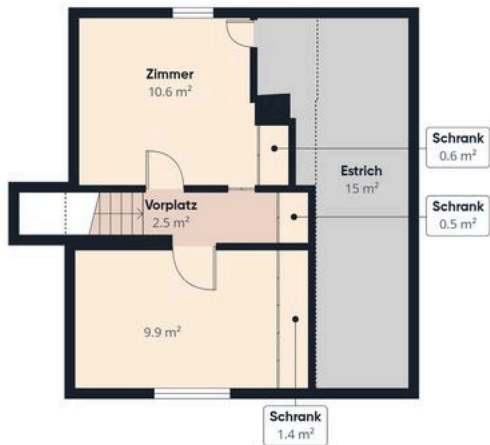
Parzelle Nr. 3 mit 606m²



Etage -1 Gebäude 1



Etage 0 Gebäude 1



Etage 1 Gebäude 1



Etage 0 Gebäude 2



Ungefähre Gesamtfläche^m

202.8 m²

Balkone und Terrassen

9.7 m²

Reduzierte Kopffreiheit

12.3 m²

(1) Ohne Balkone und Terrassen

Reduzierte Kopffreiheit

..... Unter 1.5 m

Berechnungen beziehen sich auf den RICS IPMS 3C-Standard. Maße sind ungefähre Angaben und nicht maßstabgetreu. Dieser Grundriss dient nur zur Veranschaulichung.

GIRAFFE 360

Exterior view



Herzlich Willkommen in Kernenried!

Contact

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Notes
