



FOR SALE

CH-3428 Wiler b. Utzenstorf, Fritz-Buserstrasse 13

Detached country house with far-reaching views

Price upon request



wymobilien.ch
Marcel Wyss

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Description

A home that you will rarely find on the market!

This spacious country house in **Wiler bei Utzenstorf** impresses with its unique location, enormous potential for expansion and the stunning views all the way to the Alps. The **729 m²** plot offers you a lot of privacy and space - adjacent to the agricultural zone, in a sunny location and at the end of a cul-de-sac with no through traffic.

Highlights at a glance

- Spacious plot with **729 m²**
- Sunny, quiet location directly adjacent to the agricultural zone
- At the end of a cul-de-sac - absolutely family-friendly
- **Double garage** integrated directly into the house
- Attractive **expansion and design potential**: Attic already prepared for additional living space
- Stunning **views all the way to the Alps**
- **Living area High-rise ground floor**
 - Covered entrance area 3.1 m²
 - Inviting entrance with stairs to the upper and lower floors 6.4 m²
 - Spacious living area with tiled stove, 41.7 m², access to the terrace
 - Kitchen-living room 11.5 m²
 - Winter garden 17.9 m², with access to the terrace
 - Room 13.4 m²
 - Room 9.4 m²

- Terrace 18.3 m²

Attic

- Entrance area 6 m²
- Attic (prepared for living space) 111.3 m²
- Room (prepared for a bathroom) 7.4 m²

Basement

- Heated room 21.9 m²
- Laundry room 11.8 m²
- Bathroom with shower 9 m²
- Corridor 10.6 m²
- Basement 8 m²
- Basement 7.8 m² (former tank room)
- Multipurpose room with technology (heat pump)
- Garage 23 m²
- Garage 16.5 m²

Outdoor area

- Garden beds
- Pergola
- Terrace
- Spacious lawn area

Would you like to find out more or take a virtual tour of the house?

We would be happy to help - we look forward to

showing you this charming country house in person. **See you soon in Wiler bei Utzenstorf!**
Wymobilien - Marcel Wyss, Kirchberg + Langnau

Characteristics

| | | | |
|----------------------|----------------------------|-------------------------------|----------------------------|
| Availability | To agree | Heating type | Heat pump |
| Type | Single family house | Heating installation | Radiator |
| Reference | LandhausWiler | Domestic water heating system | Heat pump |
| Rooms | 6.5 | Construction zone | Wohnzone |
| Bedrooms | 3 | Condition of the property | Good |
| Bathrooms | 2 | Gross living area | ~ 263 m² |
| Number of toilets | 2 | Ground surface | ~ 729 m² |
| Year of construction | 1990 | Useful surface | ~ 386 m² |
| Latest renovations | 2019 | Parking places | Yes, obligatory |

| | |
|---------------------------|---------------------------|
| Object Price | Price upon request |
| Number of parkings | |
| 2x Interior (incl.) | |
| Local tax | 172 % |
| Fiscal value | CHF 578,000.- |

Conveniences

Neighbourhood

- > Village
- > Green
- > Residential area
- > Restaurant(s)
- > Railway station
- > Bus stop
- > Child-friendly
- > Playground
- > Preschool
- > Primary school
- > Public swimming pool
- > Hiking trails
- > Bike trail

Outside conveniences

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

Inside conveniences

- > Without elevator
- > Garage
- > Eat-in-kitchen
- > Wintergarden
- > Cellar
- > Craft room
- > Unfurnished
- > Built-in closet
- > Furnace
- > Double glazing
- > Bright/sunny
- > Natural light

Equipment

- > Cooker/stove
- > Ceramic glass cooktop

- > Oven
- > Fridge
- > Dishwasher
- > Washing machine

- > Dryer
- > Shower
- > Bath

Floor

- > Tiles
- > Parquet floor

Condition

- > To convert

Orientation

- > South
- > West

Exposure

- > Optimal
- > All day
- > Morning
- > In the evening

View

- > Nice view
- > Unobstructed
- > Far view
- > Rural
- > Fields
- > Mountains
- > Alps

Exterior view





Interior view





Exterior view









Interior view

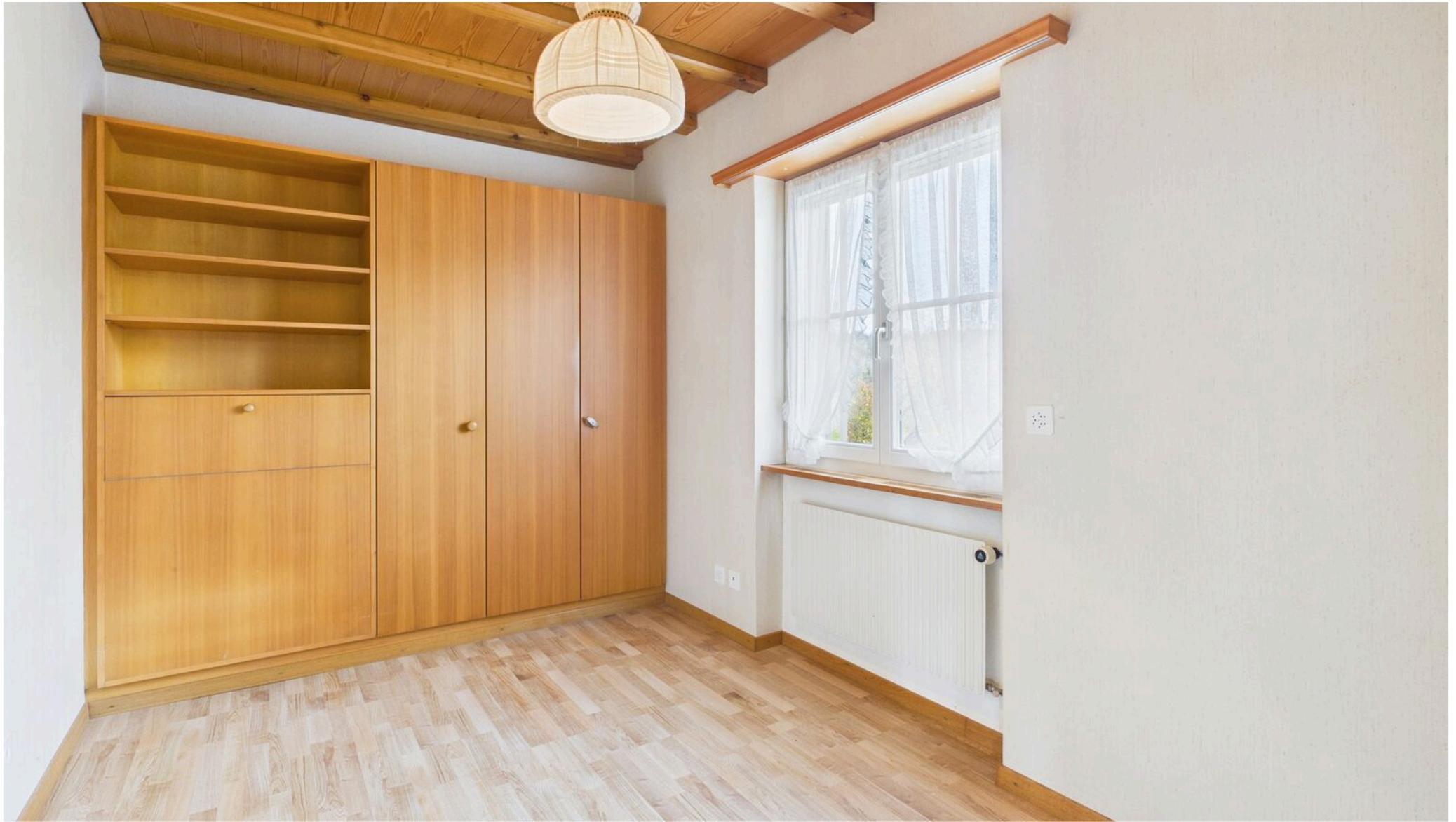
















Exterior view



Interior view























Plan









Exterior view





Contact

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Notes
