



FOR SALE

CH-3532 Zäziwil, Doktorgässli 7

That's all you need – your ideal single-family home in Zäziwil

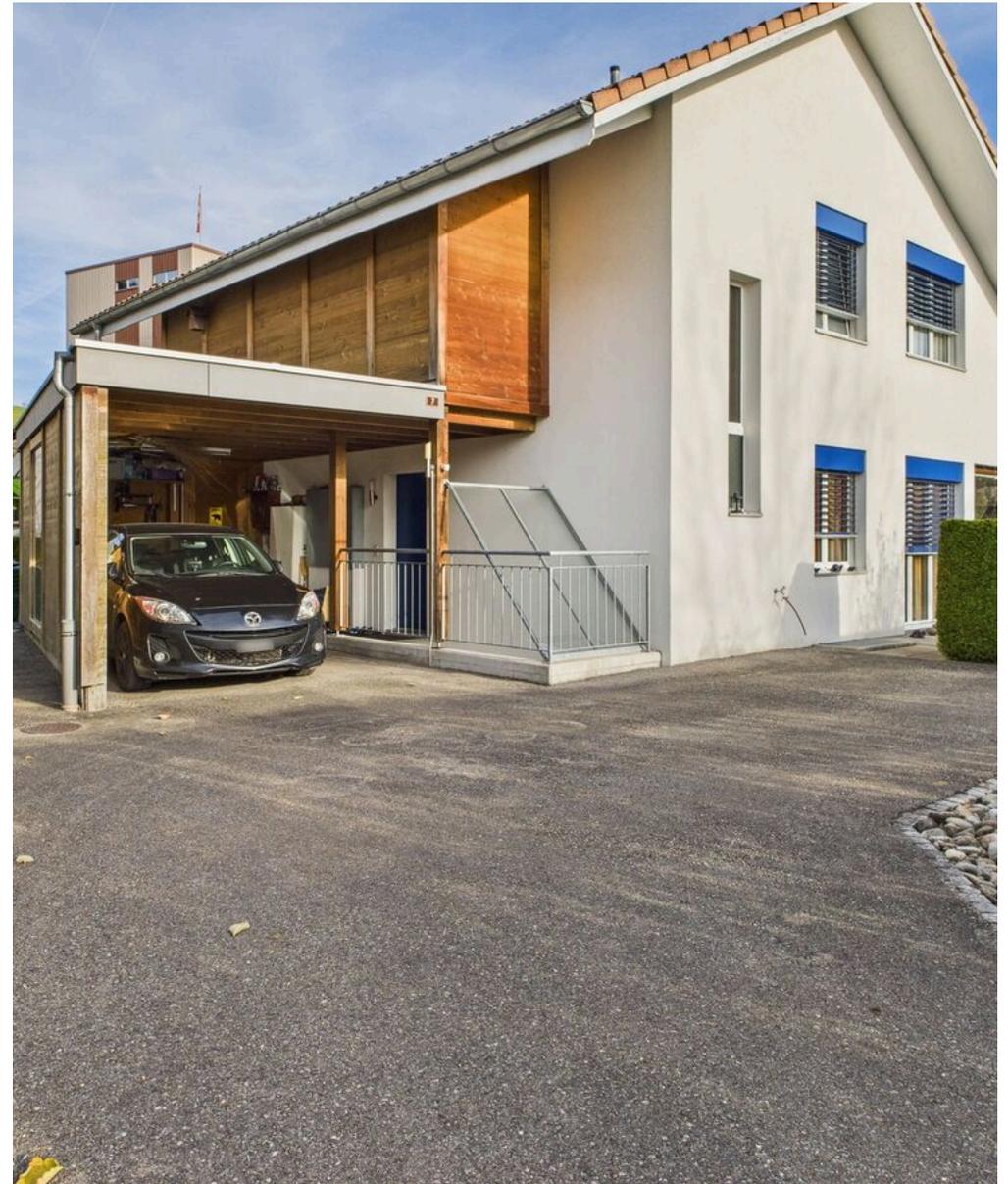
CHF 950,000.-



wymobilien.ch
Marcel Wyss

Table of contents

Description	3
Characteristics	4
Conveniences	5
Images	6
Contact	30



Description

No more is needed – the ideal single-family home in Zäziwil!

4 rooms | 2 bathrooms | Garden | Carport | Heat pump | Central location

Welcome to your well-maintained family home in **Zäziwil**. This single-family home impresses with its well-thought-out, light-filled floor plan and just the right amount of space – no frills, no excess, but everything you need for a comfortable home.

Ground floor

- Entrance: **12.5 m²**
- Living / Dining / Kitchen: **40.3 m²**
- Room: **11.4 m²**
- Bathroom with shower: **2.7 m²**

Upper floor

- Entrance hall: **9.4 m²**
- Room: **16.9 m²**
- Room: **22.2 m²**
- Room: **15.7 m²**
- Bathroom with bathtub: **5.3 m²**
- Attic: **8.5 m²**
- Storage space attic, accessible via a ladder: **5.6 m²**

Basement

(Accessible via a covered outdoor staircase)

- Laundry room: **21.6 m²**
- Basement / Technical room: **10.8 m²**

Conclusion

An attractive home for people who value functionality, quality of living and a central location. The garden invites you to linger, the heat pump provides modern living comfort, and the carport and outdoor parking spaces round off the offer perfectly.

Sale price

Another convincing argument for this single-family home is the **attractive sale price of CHF 950,000.-**. The **sale is at a fixed price**, and a sale is possible at any time **without a bidding process**.

Interested?

We would be happy to provide you with further information **including a virtual tour**. Of course, we will also show you this house in person on site.

We look forward to hearing from you!

Wymobilien, Marcel Wyss – Kirchberg + Langnau
Immopartner GmbH, Kirchberg

Characteristics

Availability	To agree	Heating installation	Floor
Type	Single family house	Construction zone	W2
Reference	EFHZäziwil	Condition of the property	Good
Rooms	5.5	Living area	~ 137 m²
Bedrooms	4	Ground surface	~ 424 m²
Bathrooms	2	Useful surface	~ 183 m²
Number of toilets	2	Volume	~ 841 m³
Year of construction	2006	Parking places	Yes, obligatory
Heating type	Heat pump		

Object Price	CHF 950,000.-
Number of parkings	
2x Exterior (incl.)	
Local tax	1.89 %
Fiscal value	CHF 476,200.-

Conveniences

Neighbourhood

- > Village
- > Green
- > Residential area
- > Shops/Stores
- > Post office
- > Restaurant(s)
- > Railway station
- > Bus stop
- > Child-friendly
- > Playground
- > Nursery
- > Preschool
- > Primary school
- > Hiking trails
- > Bike trail
- > Doctor
- > Medical home

Outside conveniences

- > Terrace/s
- > Garden
- > Bench
- > Quiet
- > Greenery
- > Parking
- > Carport
- > Ground level access

Inside conveniences

- > Without elevator
- > Visitor parking space(s)
- > Open kitchen
- > Cellar
- > Garret
- > Built-in closet
- > Swedish stove

Equipment

- > Fitted kitchen

Floor

- > Tiles
- > Parquet floor

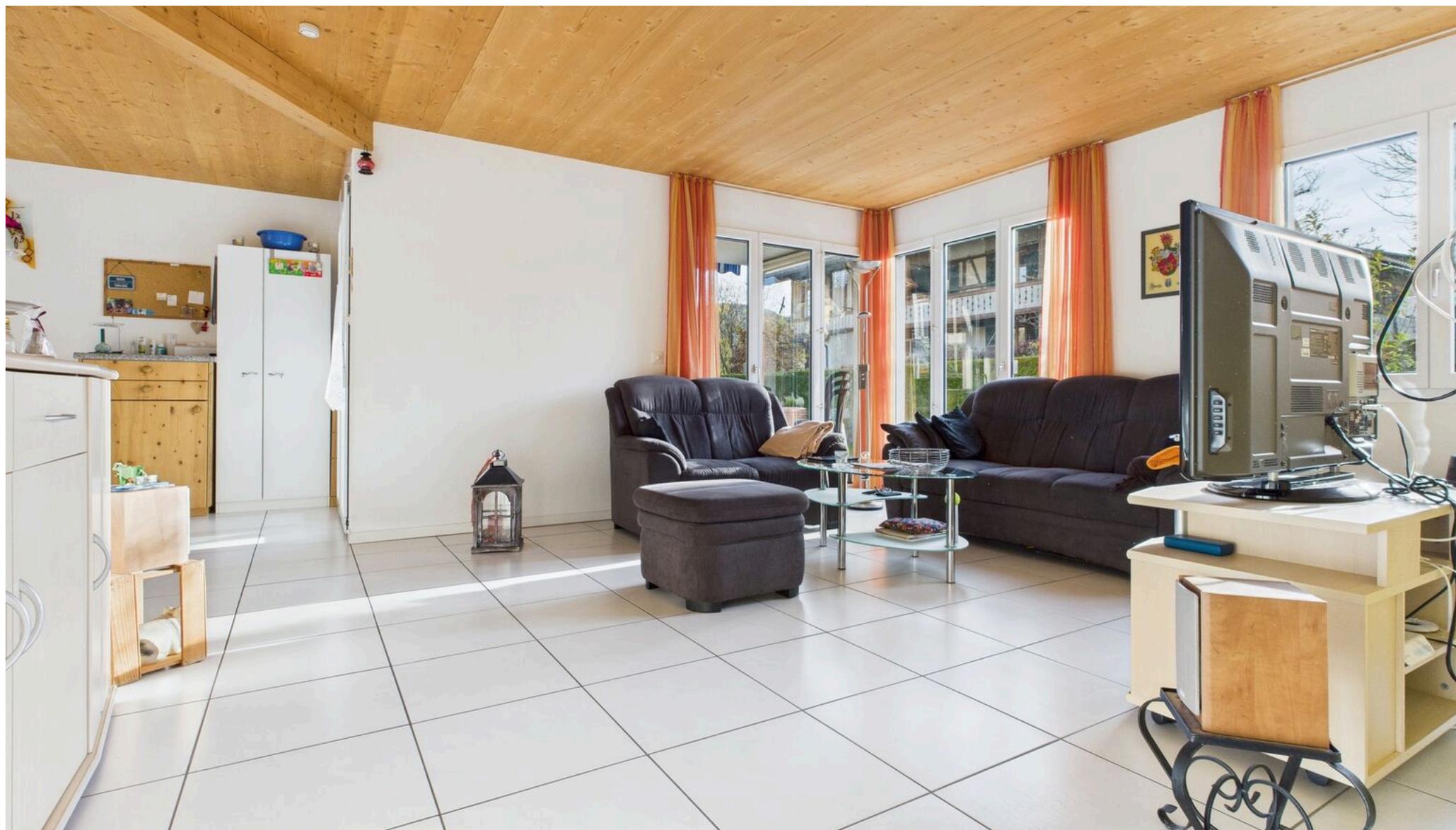
Condition

- > In it's current state

Exterior view



Interior view









Exterior view







Interior view













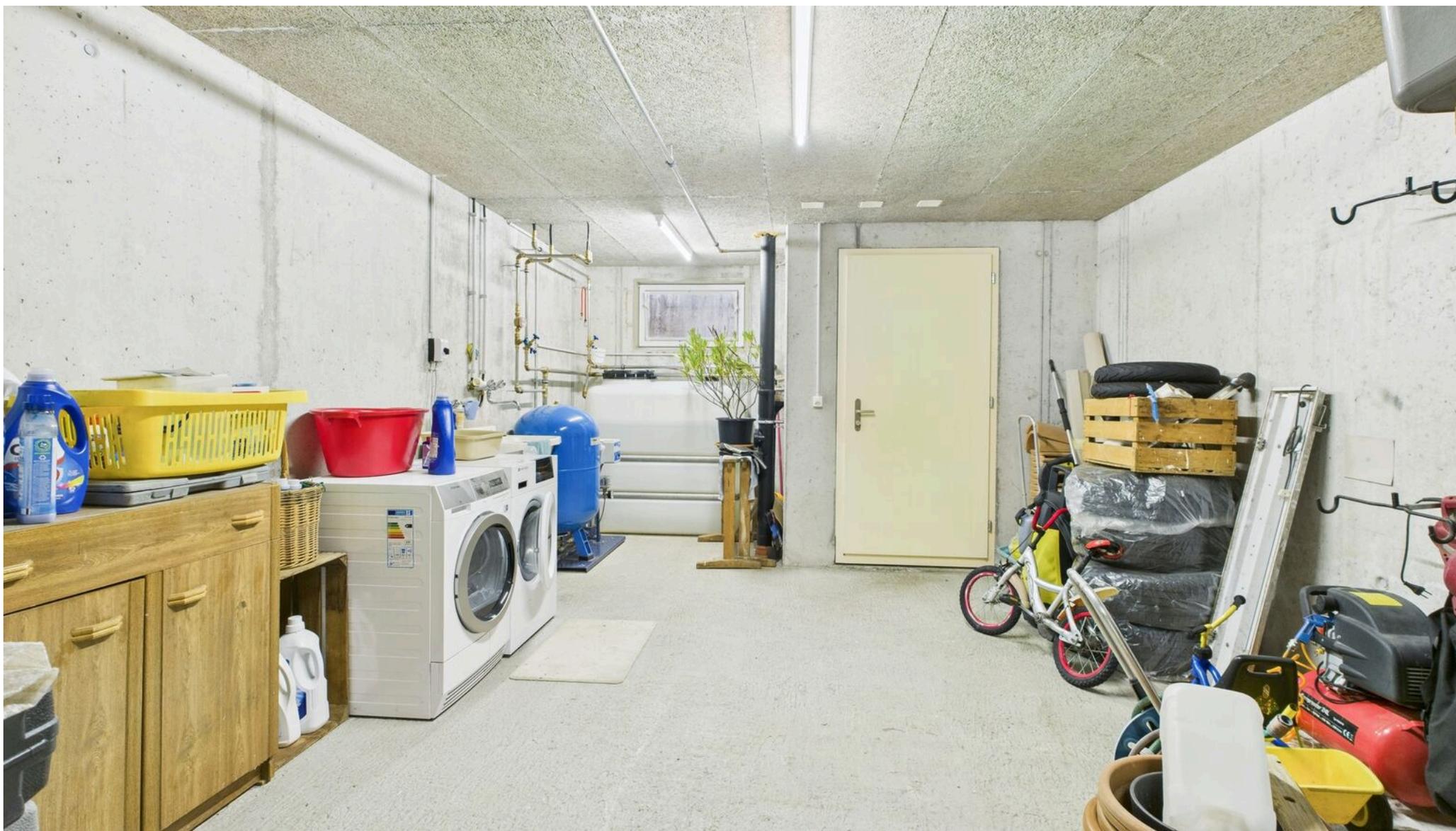




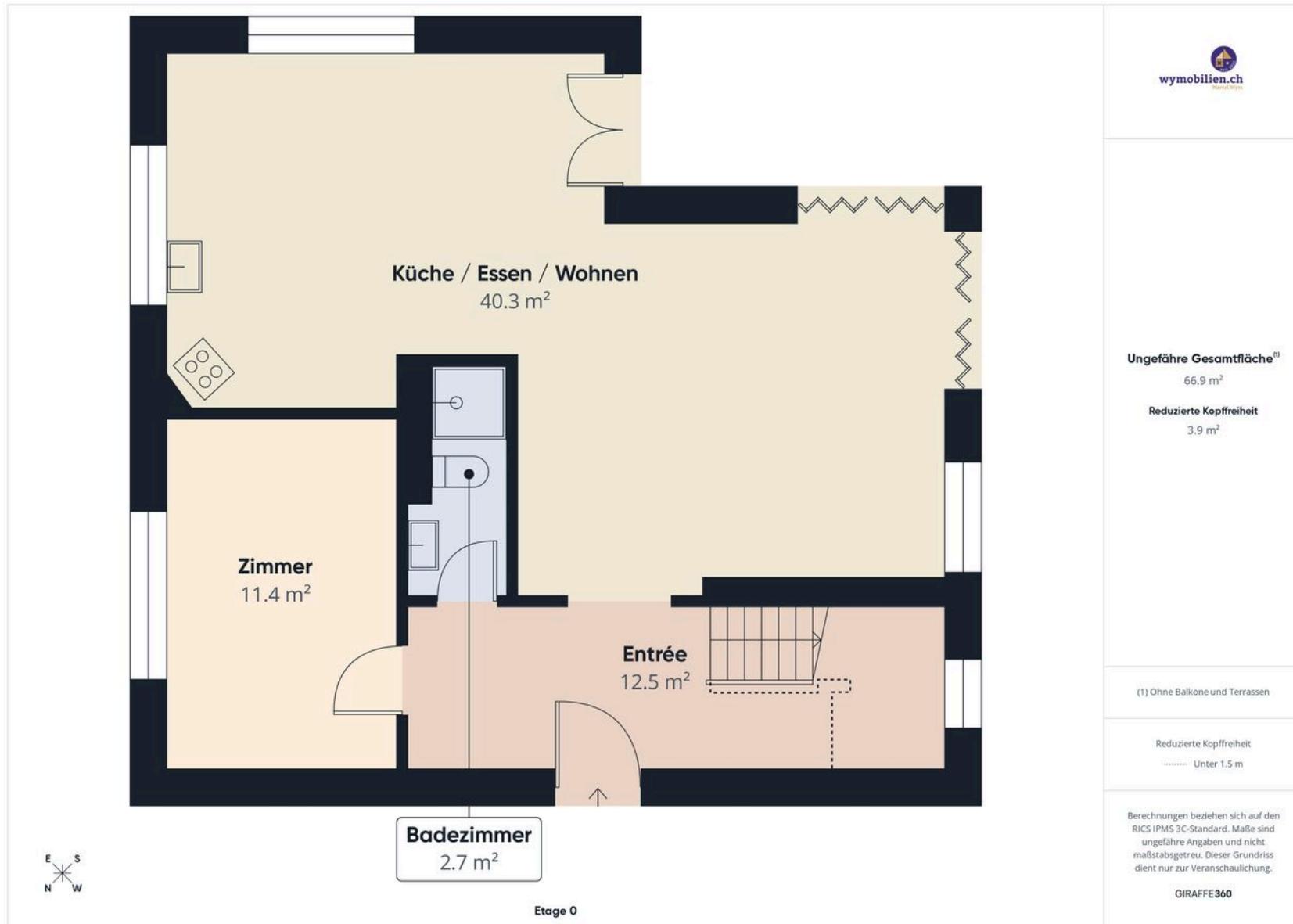








Plan







Exterior view



Contact

Wymobilien, Marcel Wyss

Hauptstrasse 13
3422 Kirchberg / Langnau

Phone: 034 511 20 25
info@wymobilien.ch
www.wymobilien.ch

Contact visit

Mr. Marcel Wyss
info@wymobilien.ch
Phone: 034 511 20 25
Mob.: 079 545 62 76



Notes
