

LYSS



Beautiful semi-detached house in a quiet location

CHF 890'000.-

Parking place(s) included



5.5



4



160 m²

n° ref. **044531**



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SITUATION AND DESCRIPTION

Discover your new home in this magnificent terraced house with its sunny garden, located in a quiet and safe residential area in Lyss.

This well-maintained terraced house, built in 1993, offers a perfect combination of comfort, functionality and modern design. It offers over 160 m² of living space on three levels.

The house is located in a well-connected location near the edge of the forest in a zone 30. With 160 m² of living space spread over 5.5 rooms, this property offers generous living comfort.

Basement

The cellar, utility room, laundry room and a large room are located in the basement. From here, you also access the covered parking area.

Ground floor

Entering the house, you arrive on the first floor, where you'll find the living room, dining room, kitchen and a guest bathroom. From the living room, you have direct access to the welcoming 30 m² terrace, which is partly covered.

First Floor

A staircase in the center of the house leads you to the spacious first floor. This is where the three bedrooms are located. The large picture windows let plenty of light into the rooms and offer a beautiful view of the surrounding area.

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SURFACES

Living area	160 m ²
Surface of parcel	131 m ²
Terrace surface	30 m ²
Useful surface	216 m ²
Total surface	160 m ²
Volume	654 cbm

CARACTERISTICS

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	1
Number of toilets	2
Number of balcony	1
Gross living area	160 m ²
Year of construction	1993
Year of restoration	2022
Heating system	Gas
Domestic water heating system	Gas
Heating installation	Radiator
Second home	Non authorized
Outside parking place/s	1 included
Total nb. of parkings	1 included
Construction zone	Zone d'habitation
Communal tax	1.7 %

ANNEXES

- Covered parking

DISTANCES

Station	952 m
Public transports	86 m
Nursery school	702 m
Primary school	950 m
Stores	854 m
Post office	930 m
Bank	905 m
Restaurants	841 m
Park / Green space	423 m

DISTRIBUTION**Ground floor**

- Bright living room with access to terrace
- Fully equipped kitchen
- Dining room
- 1 bathroom/WC
- Pretty garden
- Fireplace

Basements

- Cellar
- Technical room
- Laundry room
- A large room (bedroom)
- Access to covered parking



CONSTRUCTION

This magnificent 5.5-room terraced house with a sunny garden enjoys an ideal location in a quiet, safe residential area.

The house was built in 1955 and meticulously maintained over the years.

5.5 rooms of 160 m²
4 bedrooms
2 bathrooms
Magnificent garden
30 m² terrace
Modern kitchen
Gas heating
Covered parking
Quiet residential neighborhood
South facing

OUTSIDE CONVENIENCES

- Beautiful, well-kept garden

PROXIMITY

- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Playground
- Nursery
- Preschool
- Primary school
- Public swimming pool
- Soccer pitch
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Storeroom
- Covered parking space(s)
- Public parking
- From road

INSIDE CONVENIENCES

- Without elevator
- Public parking
- Eat-in-kitchen
- Guests lavatory
- Cellar
- Garret

- Storeroom
- Unfurnished
- Fireplace
- Double glazing
- Bright/sunny
- Natural light
- Traditional solid construction

EQUIPMENT

- Fitted kitchen
- Cooker/stove
- Oven
- Freezer
- Dishwasher

FLOOR

- Tiles
- Linoleum
- Carpet

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Clear
- Forest

MISCELLANEOUS

- Not registered as Contaminated land

FINANCIAL DATA**Price****CHF 890'000.-****Availability**

To be discussed

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Balcony



Covered parking lot



Room 2



Room 3



Room 4



Bathroom



Entrance from the parking lot



Living room



Dining room



Kitchen



Guest WC