

# LENGNAU BE



Magnificent bright apartment with garden

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**CHF 770'000.-**



5.5



4



~150 m<sup>2</sup>

n° ref. **043895**



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## SITUATION AND DESCRIPTION

This magnificent 5.5-room apartment with its sunny garden enjoys an ideal location, just a few minutes' walk from the center of Lengnau, in a quiet, secure residential area.

Located on the first floor of a 15-apartment condominium building, it will win you over with its spacious, bright rooms and comfort.

With a living area of 150 m<sup>2</sup>, it features a fully equipped kitchen opening onto the dining room and large living room. A master bedroom, 3 bedrooms, 2 bathrooms and a 25 m<sup>2</sup> terrace complete this property.

A laundry room, a cellar and a bike room are at the owners' disposal. The apartment is sold without a parking space. An underground parking space is available for rent.

Schools, public transport, rapid access to the motorway network and proximity to urban areas are obvious advantages.

Lengnau is well served by the Swiss rail network. Its railway station is located on the line to the southern foot of the Jura mountains. The S20 line from Biel to Olten stops here every half hour during the day, offering excellent service frequency. The train journey to Biel takes just 11 minutes.

Bus route 34 of the BGU (Busbetrieb Grenchen und Umgebung) connects Lengnau with Grenchen, Pieterlen and Biel-Bözingen. A night bus (Moonliner M30) serves Lengnau on Fridays and Saturdays. In addition, Lengnau has freeway access and is thus connected to the Swiss motorway network (A5 freeway).  
Lengnau is also located in the heart of Switzerland

## SURFACES

Living area	~ 150 m <sup>2</sup>
Terrace surface	~ 25 m <sup>2</sup>
Total surface	~ 150 m <sup>2</sup>
Ceiling height	~ 2.4 m

## CARACTERISTICS

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	2
Number of toilets	2
Number of terraces	1
Location floor	Ground floor
Communal tax	103 %

## DISTANCES

Station	745 m
Public transports	120 m
Nursery school	348 m
Primary school	1687 m
Stores	387 m
Post office	598 m
Bank	876 m
Restaurants	484 m
Park / Green space	225 m



## CONSTRUCTION

The building was constructed in 2014 and the apartment is located on the first floor of a 3-story building in a family neighborhood. The apartment is in very good condition.

5.5-room apartment

Living area: 150 m<sup>2</sup>

Terrace area: 25 m<sup>2</sup>

Large garden

PPE of 15 lots

Elevator

The floors in all bedrooms are parquet. The living room and bathrooms are tiled. Windows are triple-glazed.

Electric blinds are operated at the touch of a button. These modern blinds offer protection from prying eyes and the sun, adjust the brightness and create a pleasant atmosphere, making them a comfortable

solution for the home.

The heating is produced by a heat pump and distributed through the floor.

## INFORMATION

Number of floors above ground	3
Year of construction	2014
Number of flats	15
Basements	1
Heating installation	Floor
Domestic water heating system	Heat pump
Heating system	Heat pump

## PROXIMITY

- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Highway entrance/exit
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Sports centre
- Hiking trails
- Soccer pitch
- Doctor

## OUTSIDE CONVENIENCES

- Terrace/s
- Public parking
- Parking

- Visitor parking space(s)
- From road

## INSIDE CONVENIENCES

- Wheelchair-friendly
- Lift/elevator
- Underground car park
- Visitor parking space(s)
- Open kitchen
- Guests lavatory
- Cellar
- Storeroom
- Unfurnished
- Triple glazing
- Natural light
- Traditional solid construction

## EQUIPMENT

- Fitted kitchen
- Washing machine
- Shower
- Bath

## FLOOR

- Tiles
- Parquet floor

## CONDITION

- Very good

## ORIENTATION

- South
- East

## FINANCIAL DATA

### Price

CHF 770'000.-

### Availability

To be discussed

### Judicial form

En PPE

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## EXPOSURE

- Optimal
- All day

## VIEW

- Clear
- Garden
- Mountains

## STYLE

- Classic

## MISCELLANEOUS

- With half-time caretaker job
- Not registered as Contaminated land







