

# DOTZIGEN



Prestigious 5.5-room duplex "Pieds dans l'eau"  
with climbing room

---

**CHF 775'000.-**

Price annexe(s)/ parking space(s) not included



6.5



4



122 m<sup>2</sup>

n° ref. **043436**



**Switzerland | Sotheby's International Realty**  
Rue Jakob-Rosius 18, 2502 Biel/Bienne

**Patrice Bayard**

+41 79 606 64 42

patrice.bayard@swsir.ch



## SITUATION AND DESCRIPTION

Privileged location at the gateway to Biel and Lyss

Located at Schulriederstrasse 14, this magnificent high-end penthouse apartment enjoys a strategic location in the canton of Berne.

You'll enjoy absolute tranquility while being in close proximity to urban centers:

- \* Proximity: Fast access to Lyss and Biel.
- \* Transportation: Dotzigen train station is just a 4-minute walk away.
- \* Setting: Secure residential neighborhood, free of through-traffic, located directly on the banks of the Old Aare.

An exceptional living space for the family  
This 5.5-room apartment, configured as an attic duplex, has been tastefully renovated to offer warm, modern comfort.

\* Interior: Large, bright living room with Swedish stove, high-end open kitchen (granite, glass, recent appliances).

\* Unique "Plus": A huge converted attic offering a private bouldering (climbing) room with 60m<sup>2</sup> of climbable surface. A dream space for sporty youngsters and adults alike!

Hotel-like exteriors and communal facilities

The PPE offers rare amenities that guarantee a superior quality of life:

\* Wellness: Access to a communal Spa complete with sauna, shower and WC.

\* Leisure: A large room for birthdays and parties, equipped with a fitted kitchen and games room.

\* Garden of Eden: A superb communal garden on the water's edge, exceptionally well maintained (see photos). It features a soothing biotope and a BBQ area for your summer evenings.

Annexes and Parking

Everything has been thought of for storage and practicality:

- \* 1 Large private garage.
- \* 1 Carport.
- \* 2 Cellars (ideal for storage).
- \* Several visitor parking spaces available for your guests.

-

Beautiful renovated attic with shared wellness area

BBQ on the banks of the old Aare.

Total CHF 120'000.-

A garage box-workshop CHF 30'000

A Carport CHF 25'000.-

Total sale price: CHF 950,000

Annexes, common rooms and garden

From the apartment entrance, a retractable staircase leads to an attic acting as additional storage space, complemented by a cellar and storage room above the private garage, plus a carport available. For communal use, the house offers a large multi-purpose/party room with kitchenette and a private (4 owners) wellness area with sauna, shower and WC, as well as a charming communal garden with manicured lawn, beautiful trees, biotope and barbecue/picnic area.

Maintenance, renovations and long-term comfort

The house, built in 1988, has been regularly maintained and improved: modernized balcony and floors, replacement of appliances (dishwasher, washing machine, tumble dryer, installation of a water-softening system, new PVC windows, conversion of the attic bedroom, installation of ceiling panelling, removal of the old chimney and installation of the Swedish stove, overhaul of the boiler, new garage sheds and complete renovation of the kitchen. In total, almost CHF 182,000 has been invested in the apartment, guaranteeing a good level of comfort, up-to-date technology and a property ready to move into without major works, in an idyllic waterside setting

The price of the apartment is CHF 775,000.-

The price is composed as follows:

In an annex building linked to the main building by an underground access.

For private common use 4 owners, a wellness area with sauna, shower and WC

Leisure: A large room for birthdays and parties, equipped with a fitted kitchen and a games room.

A new children's playground from 2026 next to the

## **SURFACES**

Living area	122 m <sup>2</sup>
Balcony Surface	12 m <sup>2</sup>
Cellar surface	6 m <sup>2</sup>
Garret surface	50 m <sup>2</sup>
Useful surface	50 m <sup>2</sup>

## **CARACTERISTICS**

Number of rooms	6.5
Number of bedrooms	4
Number of bathrooms	2
Number of toilets	2
Location floor	2nd floor

## **DISTANCES**

Station	308 m
Public transports	308 m
Freeway	2644 m
Nursery school	688 m
Primary school	1584 m
Secondary school	3150 m
Secondary II school	7674 m
College / University	5487 m
Stores	278 m
Cable car	12819 m
Airport	9155 m
Post office	288 m
Bank	2565 m
Hospital	367 m
Restaurants	603 m
Park / Green space	1689 m

## INFORMATION

Number of floors above ground	3
Year of construction	1992
Number of flats	8
Year of restoration	2021
Heating installation	Floor
Domestic water heating system	Fuel oil
Heating system	Fuel oil

- Ski piste
- Indoor swimming pool
- Ski resort
- Ski lift
- Cross-country ski trail
- Hiking trails
- Bike trail
- Soccer pitch
- Ice rink
- Doctor

## PROXIMITY

- Village
- Villa area
- Green
- Park
- River
- Residential area
- Shops/Stores
- Post office
- Restaurant(s)
- Railway station
- Child-friendly
- Playground
- Preschool
- Primary school
- Sports centre
- Public swimming pool
- Horse riding area
- Near a golf course
- Tennis centre

## OUTSIDE CONVENIENCES

- Balcony/ies
- Garden
- Garden in co-ownership
- Greenery
- Pond
- Covered parking space(s)
- Box
- Jacuzzi
- Barbecue

## INSIDE CONVENIENCES

- Without elevator
- Box
- Visitor parking space(s)
- Separated lavatory
- Guests lavatory
- Jacuzzi
- Unfurnished

## FINANCIAL DATA

<b>Price</b>	CHF 775'000.-
<b>Price park.ext ①</b>	CHF 25'000.-
<b>Box price ①</b>	CHF 30'000.-
<b>Outbuilding</b>	CHF 120'000.-
<b>Total price</b>	<b>CHF 950'000.-</b>
<b>Availability</b>	To be discussed

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.

- Built-in closet
- Decorative fireplace
- Double glazing
- Bright/sunny
- Skylights
- Natural light
- Penthouse
- Exposed beams
- With character
- Timber frame
- Traditional solid construction
- Park
- Fields
- Forest
- Jura

## EQUIPMENT

- Washing machine
- Dryer
- Laundry
- Phone
- Cable/TV
- Interphone

## FLOOR

- Tiles

## CONDITION

- As new

## ORIENTATION

- West

## EXPOSURE

- Optimal
- All day

## VIEW

- Nice view
- Clear
- Far view
- Unobstructed
- With an open outlook
- Rural
- River
- Garden











