

# LANGENTHAL



Solides Mehrfamilienhaus mit nachhaltigem  
Renditepotenzial

**CHF 1'800'000.-**

Price of parking place(s) in addition



12.5



268 m<sup>2</sup>

n° ref. **046686**



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## SITUATION AND DESCRIPTION

Dieses attraktive Renditeobjekt befindet sich in unmittelbarer Bahnhofsnähe, nur rund zwei Gehminuten vom Bahnhof entfernt. Die ausgezeichnete Anbindung an das regionale und überregionale Bahnnetz gewährleistet eine hohe Standortqualität und spricht insbesondere Pendler an.

Die Liegenschaft erzielt eine Bruttorendite von ca. 4.4% und überzeugt durch stabile Nachfrage nach Wohnraum. Einkaufsmöglichkeiten, Restaurants, Schulen sowie diverse Dienstleistungsangebote befinden sich in kurzer Gehdistanz. Die zentrale Lage innerhalb von Langenthal sowie die gute Erreichbarkeit der umliegenden Wirtschaftszentren wie Bern, Olten und Zürich unterstreichen die nachhaltige Vermietbarkeit.

Die Kombination aus solider Ertragslage, hervorragender Infrastruktur und gefragtem Wohnstandort macht dieses Objekt zu einer überzeugenden Kapitalanlage mit langfristigem Potenzial.

**SURFACES**

Living area	268 m <sup>2</sup>
Surface of parcel	387 m <sup>2</sup>
Balcony Surface	10 m <sup>2</sup>
Terrace surface	30 m <sup>2</sup>
Volume	1412 cbm
Total surface	520 m <sup>2</sup>

**CARACTERISTICS**

Number of rooms	12.5
Number of bathrooms	5
Number of toilets	5
Service costs	CHF 750.-/month

**DISTANCES**

Public transports	345 m
Primary school	332 m
Stores	167 m
Restaurants	113 m

**INFORMATION**

Number of floors above ground	3
Year of construction	1970
Number of flats	3
Year of restoration	2019
Heating installation	Floor
Domestic water heating system	Fuel oil, Electricity
Heating system	Fuel oil

**NEIGHBOURHOOD**

- City centre
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus station
- Railway terminal
- Bus stop
- Tram stop
- Subway
- Highway entrance/exit
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Sports centre
- Soccer pitch
- Museum
- Theatre

- Hospital / Clinic
- Doctor
- Medical home

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Rooftop terrace
- Terrace/s
- Garden
- Exclusive use of garden
- Bench
- Quiet
- Parking

**INSIDE CONVENIENCES**

- Without elevator
- Wintergarden
- Veranda
- Cellar
- Wine cellar
- Carnotzet
- Bicycle storage
- Storeroom
- Workshop
- Triple glazing
- Bright/sunny
- With front and rear view
- Natural light
- With character

**EQUIPMENT**

- Laundry
- Optic fiber

**FINANCIAL DATA****Price**

CHF 1'800'000.-

**Availability**

To be discussed

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## **FLOOR**

- Tiles

## **CONDITION**

- Good

## **ORIENTATION**

- North
- West

## **EXPOSURE**

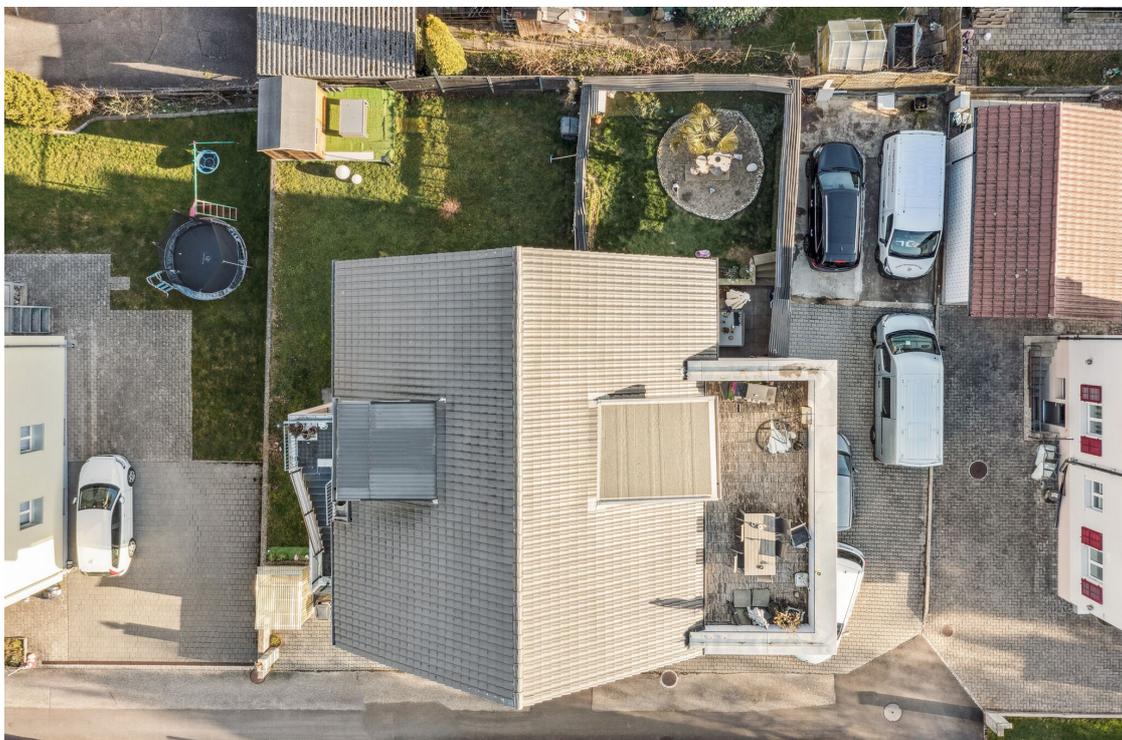
- Optimal
- All day

## **STYLE**

- Modern
- Postmodern
- Character house



Location close to the center with optimal infrastructure



Strongly located property with stable demand



Light-flooded living room with a pleasant living atmosphere



Comfortable living area with high quality of stay



Quietly located room with a high quality of stay



Spacious dining area with a prestigious character



Open dining area with ideal connection to the living room



Sunny terrace with additional outdoor living space



Private outdoor area with a pleasant retreat



Spacious terrace with room for a lounge or dining table



Bright room with a pleasant living atmosphere



Light-flooded room with flexible design potential



Modern cooking area with efficient use of space



Spacious living and dining area with open-plan concept



Spacious lounge area with harmonious room layout



Spacious balcony with room for a lounge or dining table



Bright bathroom with comfortable fittings



Spacious bedroom with optimal furnishing options



Bright bathroom with comfortable fittings



Spacious roof terrace with spectacular views