

GALS



Beautiful contemporary villa with pool and jacuzzi!

CHF 1'780'000.-

Parking place(s) included



7



4



192 m²

n° ref. **042355**



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SITUATION AND DESCRIPTION

Erected on a plot of approx. 849 m² and distributed over 3 levels, this 7-room villa benefits from approx. 192 m² of living space.

Large bay windows promote the influx of light into all rooms. In addition, its vast living room and volumes bring a very appreciable feeling of space.

The master suite has a dressing room and a spacious private bathroom.

As for the exteriors, the swimming pool, Jacuzzi and 4 terrace areas will seduce you when the fine weather arrives.

The double garage can accommodate 2 vehicles and the interior courtyard 1 additional vehicle.

Gals is a commune in the canton of Bern located 5mn from Marin and the freeway. This highly residential area offers peace and quiet, with no visual or noise pollution.

SURFACES

Living area	192 m ²
Surface of parcel	849 m ²
Terrace surface	125 m ²
Total surface	192 m ²
Volume	1207 cbm

CARACTERISTICS

Number of floors	3
Number of rooms	7
Number of bedrooms	4
Number of bathrooms	2
Number of toilets	3
Number of terraces	4
Gross living area	192 m ²
Year of construction	2013
Heating system	Fuel oil, Solar
Heating installation	Floor, Stove
Second home	Authorized
Inside parking place/s	2 included
Outside parking place/s	1 included
Total nb. of parkings	3 included
Parking places	Yes, obligatory

DISTANCES

Public transports	297 m
Stores	495 m
Restaurants	343 m

NEIGHBOURHOOD

- Village
- Green
- Shops/Stores
- Restaurant(s)
- Bus stop

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Exclusive use of garden
- Quiet
- Garage
- Jacuzzi
- Built on even grounds

INSIDE CONVENIENCES

- Garage
- Open kitchen
- Separated lavatory
- Guests lavatory
- Wintergarden
- Jacuzzi
- Recreationroom
- Swedish stove
- Triple glazing
- Bright/sunny
- Traditional solid construction

EQUIPMENT

- Fitted kitchen
- Furnished kitchen
- Kitchen island

- Induction cooker
- Oven
- Steamer
- Microwave
- Dishwasher
- Washing machine
- Dryer
- Laundry drop
- Bath
- Shower
- Alarm

FLOOR

- Tiles
- Parquet floor

ORIENTATION

- South

EXPOSURE

- Optimal

VIEW

- Rural
- Fields
- Forest

STYLE

- Modern

FINANCIAL DATA**Price****CHF 1'780'000.-****Availability**

To be discussed

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