

# GALS



Beautiful detached house with large garden  
and jacuzzi

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**CHF 1'295'000.-**

Price of parking place(s) in addition



5.5



4



175 m<sup>2</sup>

n° ref. **045358**



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## SITUATION AND DESCRIPTION

Built on a 488 m<sup>2</sup> plot and distributed over 3 levels, this 5.5-room detached house benefits from approximately 175 m<sup>2</sup> of living space. The house consists of 4 beautiful bedrooms and 2 bathrooms. The large, high-ceilinged living room opens onto a well-equipped kitchen. On the southwest side, there's a large, well-kept garden and a large terrace.

The interior spaces are bright and well-thought-out, comprising 5.5 living rooms including 4 spacious bedrooms. The open kitchen has been fitted with quality materials and offers plenty of storage space. A dining area gives access to the living room fireplace.

The outdoor space, with its large, well-kept garden and jacuzzi, will delight you in fine weather. The location offers residents the calm and relaxation of a well-kept residential neighborhood.

The basement features a technical local with heat pump, a laundry room as well as a cellar. 3 outdoor parking spaces complete this property.

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

## SURFACES

Living area	175 m <sup>2</sup>
Surface of parcel	488 m <sup>2</sup>
Underground surface	100 m <sup>2</sup>
Volume	901 cbm

## 1st floor

- Master bedroom
- Dressing room
- Large family bathroom
- 3 further bedrooms

## CARACTERISTICS

Number of floors above ground	3
Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	2
Number of toilets	2
Year of construction	2009
Heating system	Heat pump
Domestic water heating system	Heat pump
Heating installation	Floor
Second home	Non authorized
Outside parking place/s	3 not included
Total nb. of parkings	3 not included
Construction zone	Zone d'habitation

## Basements

- Technical rooms
- Cellar
- Laundry room
- Storage areas

## ANNEXES

- 2 covered parking spaces
- 1 outdoor parking space for visitors

## DISTANCES

Public transports	200 m
Nursery school	450 m
Primary school	400 m
Stores	400 m

## DISTRIBUTION

### Ground floor

- Living room
- Open cousin
- Dining room
- WC for visitors
- Access to garden and terrace



## CONSTRUCTION

Built in 2009, this beautiful detached house has been very well maintained over the years.

The kitchen is equipped with high-end materials.

The living room floor is tiled, in the other rooms the floor is covered with parquet, creating a natural and warm atmosphere. The windows are double-glazed and the blinds are electric.

The heating is produced by a heat pump and distributed through the floor, and the living room also has a fireplace.

- Large garden
- Large terrace
- Jaccuzi

## OUTSIDE CONVENiences

## PROXIMITY

- Village
- Residential area
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Hiking trails

## OUTSIDE CONVENIENCES

- Terrace/s
- Covered parking space(s)
- Parking
- Visitor parking space(s)
- Jacuzzi
- From road
- Built on even grounds
- Barbecue

## INSIDE CONVENIENCES

- Visitor parking space(s)
- Open kitchen
- Guests lavatory
- Fireplace
- Double glazing
- Traditional solid construction

## EQUIPMENT

- Fitted kitchen
- Cooker/stove

- Oven
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Shower
- Bath

## FLOOR

- Tiles
- Parquet floor

## CONDITION

- Very good

## EXPOSURE

- Optimal
- All day

## VIEW

- Clear
- Garden

## FINANCIAL DATA

### Price

**CHF 1'295'000.-**

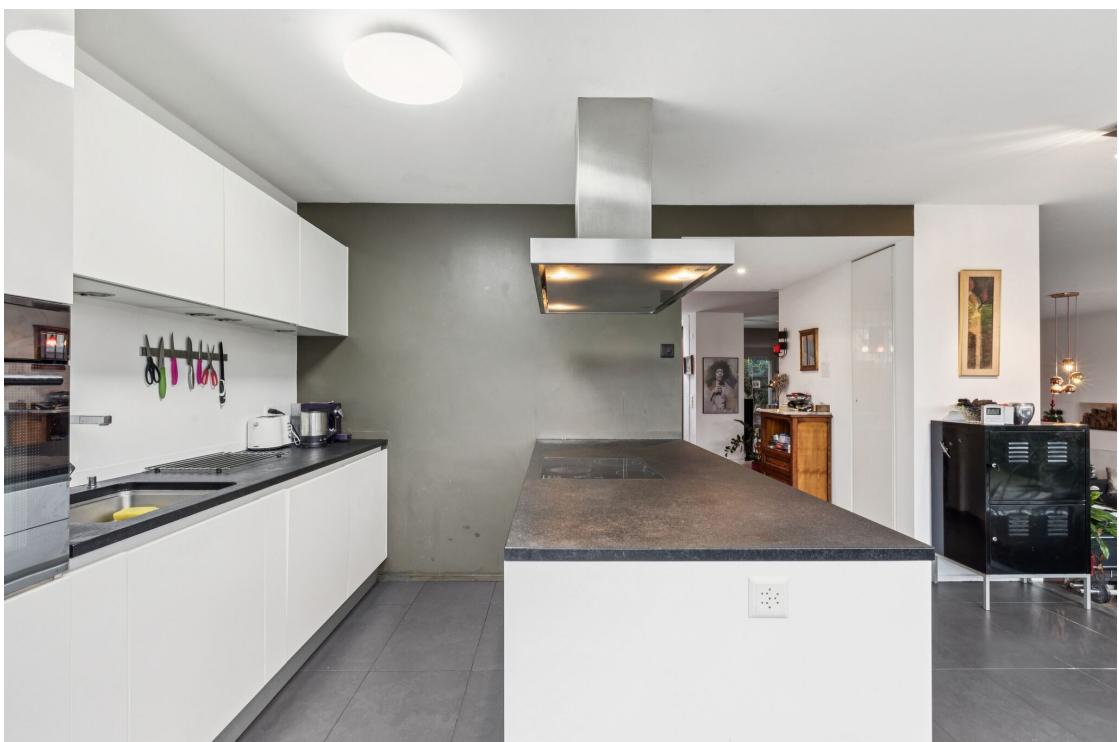
### Availability

To be discussed

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Living room



Open, modern kitchen



Dining room



Room 1



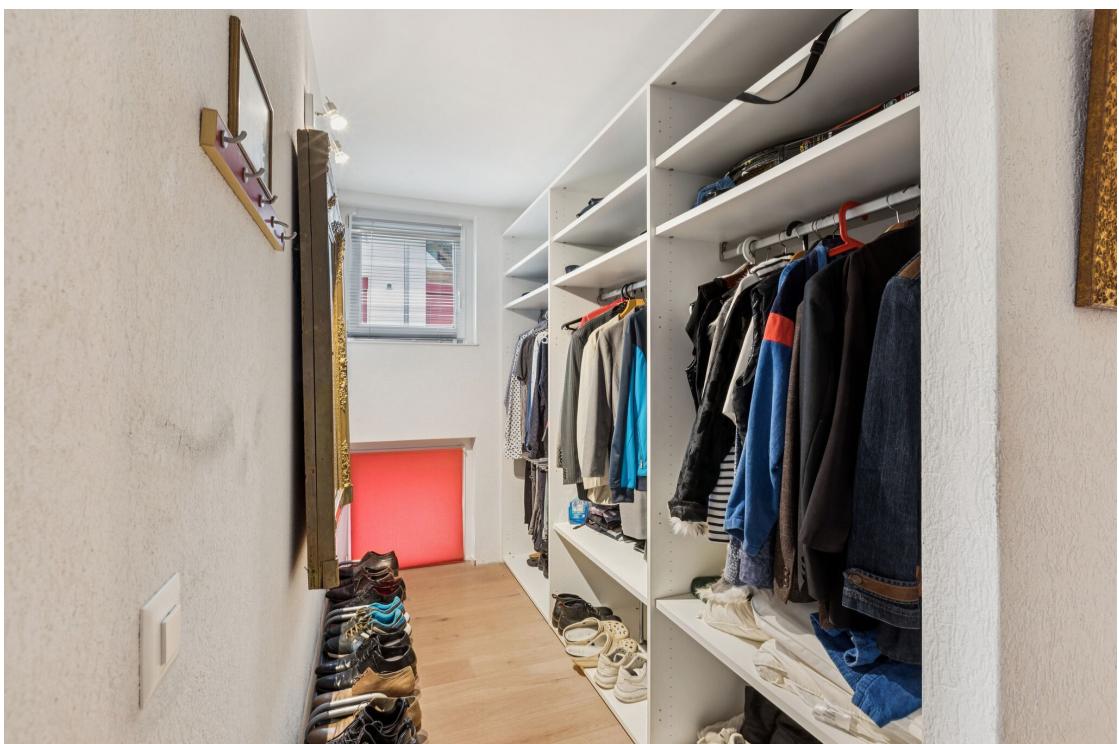
Room 2



Room 3



Room 4



The dressing room



Modern bathroom with large bathtub and washbasin



The backyard of a house with terrace