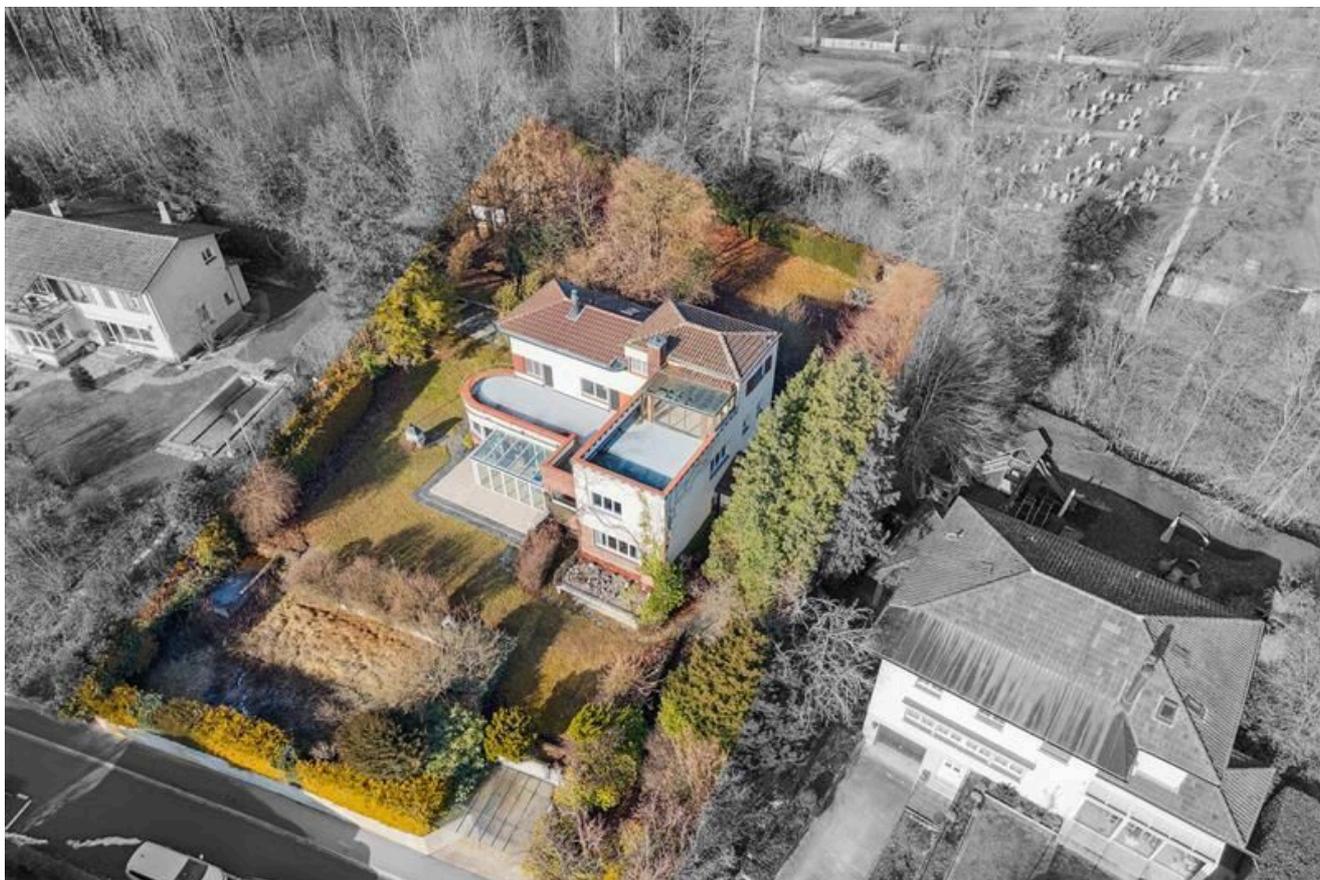


# MURI B. BERN



Exclusive villa in Muri bei Bern

**CHF 4'600'000.-**



7.5



6



320 m<sup>2</sup>

n° ref. **045632**



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## SITUATION AND DESCRIPTION

Welcome to one of the most prestigious residential areas in the Bern region.

In Muri near Bern discover a truly unique property that combines architectural heritage, impressive volumes and rare quality of life. Only exceptionally do properties of this importance arrive on the market.

### **A historic villa designed by a renowned architect**

Built in **1934** by **Ernst Walter Ebersold**, an architect active in Berlin and Bern, this villa represents an architectural heritage of great value. The property is **classified (protected)**, underlining its historical and cultural significance.

Classical architecture, elegant proportions and outstanding build quality give this residence a presence and elegance no longer found in modern constructions.

In 2000, the villa was fitted with quality PVC windows, and in 2012 a modern gas boiler was installed, thus combining historical cachet with contemporary comfort.

With around **520 m<sup>2</sup> of floor space**, the house offers exceptional living space, ideal for:

- families seeking large spaces
- multigenerational living
- a combination of home & professional activity
- a luxurious lifestyle in a prestigious setting

The many rooms, high ceilings and generous spaces create a unique atmosphere.

### **A private park with artistic presence**

The **1,750 m<sup>2</sup>** plot, virtually impossible to find in this location, forms a verdant setting around the villa.

It includes:

[www.switzerland-sothebysrealty.ch](http://www.switzerland-sothebysrealty.ch)

an outdoor canopy

- a large summer house
- a private BBQ area
- vast lawns offering remarkable privacy

The garden is also distinguished by a rare artistic dimension: there are **statues by artist Victor Salmones**, which give the park a completely singular cultural and aesthetic identity.

#### **Exceptional address: Muri bei Bern**

Muri bei Bern is one of the most exclusive localities in the Bern conurbation. Its proximity to nature, absolute peace and quiet and rapid access to the center of Bern make this location particularly sought-after. Shops, schools, public transport and leisure facilities are all within easy reach.

#### **Why this property is truly unique**

- Villa **classified** as being of architectural significance
- A breathtaking and exceptional view of the Alps
- Work of **architect Ernst Walter Ebersold** (1934)
- Park of 1'750 m<sup>2</sup> with **sculptures by Victor Salmones**
- Approximately **520 m<sup>2</sup> of useful** indoor space of rare volumes
- Premium location in Muri
- A property that combines heritage, art and quality of life

**SURFACES**

Living area	320 m <sup>2</sup>
Surface of parcel	1750 m <sup>2</sup>
Useful surface	520 m <sup>2</sup>
Total surface	520 m <sup>2</sup>
Volume	2004 cbm

**CARACTERISTICS**

Number of rooms	7.5
Number of bedrooms	6
Number of bathrooms	5
Gross living area	320 m <sup>2</sup>
Year of construction	1932
Heating system	Gas
Domestic water heating system	Gas
Heating installation	Radiator
Second home	Non authorized

**DISTANCES**

Public transports	226 m
Primary school	563 m
Stores	851 m
Restaurants	662 m

**DISTRIBUTION****Ground floor**

- About 160 m<sup>2</sup> of bright, spacious rooms
- Living room with fireplace
- Dining room
- Kitchen
- Large study
- Entrance hall with guest WC
- 26 m<sup>2</sup> conservatory

**1st floor**

- Master bedroom with bathroom and two showers
- Three bedrooms with separate access to the large terrace
- Separate shower room with shower and WC

**2nd floor**

- Two bedrooms
- Bathroom
- Large 25 m<sup>2</sup> terrace with magnificent views
- Large attic

**Basements**

- Garage with direct access to the house
- Cellar and ancillary rooms
- Technical room with heating and laundry
- Wellness area
- Large wine cellar



## CONSTRUCTION

In 2000, the villa was fitted with quality PVC windows, and in 2012, a modern gas boiler was installed, combining historic cachet with contemporary comfort.

Heat distribution is via radiators. The property has both a flat roof and a gable roof. Floors are composed of tiles, carpet and parquet.

Renovation work is planned on the sanitary installations as well as the electrical installations.

**NEIGHBOURHOOD**

- City centre
- Villa area
- Green
- Park
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Tram stop
- Highway entrance/exit
- Child-friendly
- Nursery
- Preschool
- Primary school
- Secondary school
- College / University
- Sports centre
- Public swimming pool
- Near a golf course
- Tennis centre
- Museum
- Theatre
- Concert hall
- Religious monuments
- Hospital / Clinic
- Doctor
- Medical home

**OUTSIDE CONVENIENCES**

- Rooftop terrace
- Terrace/s

- Garden
- Quiet
- Pond
- Fence
- Shed
- Gardenhouse

**INSIDE CONVENIENCES**

- Without elevator
- Garage
- Visitor parking space(s)
- Guests lavatory
- Dressing
- Wintergarden
- Cellar
- Wine cellar
- Garret
- Sauna
- Craft room
- Partially furnished
- Built-in closet
- Mosquito screen
- Fireplace
- Triple glazing
- Bright/sunny
- With front and rear view
- Natural light
- Exposed beams
- With character
- Traditional solid construction

**EQUIPMENT**

- Washing machine
- Dryer
- Shower

**FINANCIAL DATA****Price****CHF 4'600'000.-****Availability**

To be discussed

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- Bath
- Phone
- Cable/TV
- WiFi
- Satellite
- Alarm
- Oversee camera
- Outdoor lighting

### **FLOOR**

- Parquet floor
- Carpet
- Stone

### **CONDITION**

- To be renovated
- To be refurbished

### **ORIENTATION**

- South
- West

### **EXPOSURE**

- Optimal
- All day

### **VIEW**

- Nice view
- Clear
- Unobstructed
- Panoramic
- Garden
- Park
- Mountains
- Alps



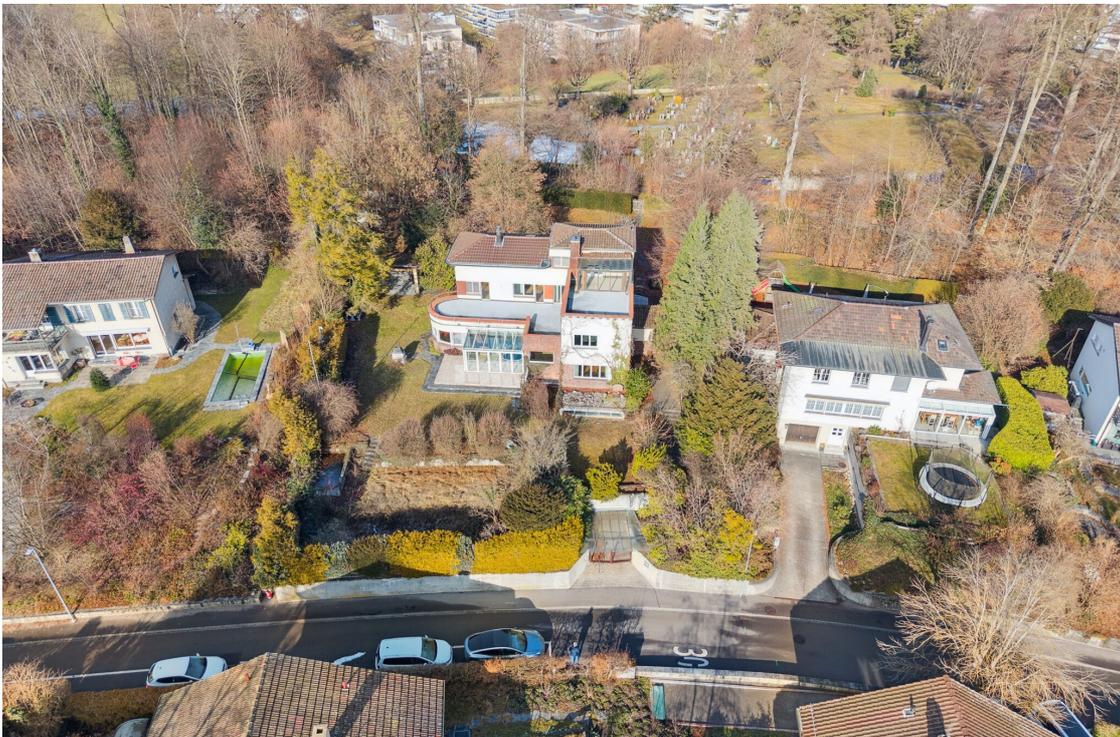
South-facing facade with winter garden



Large first-floor terrace



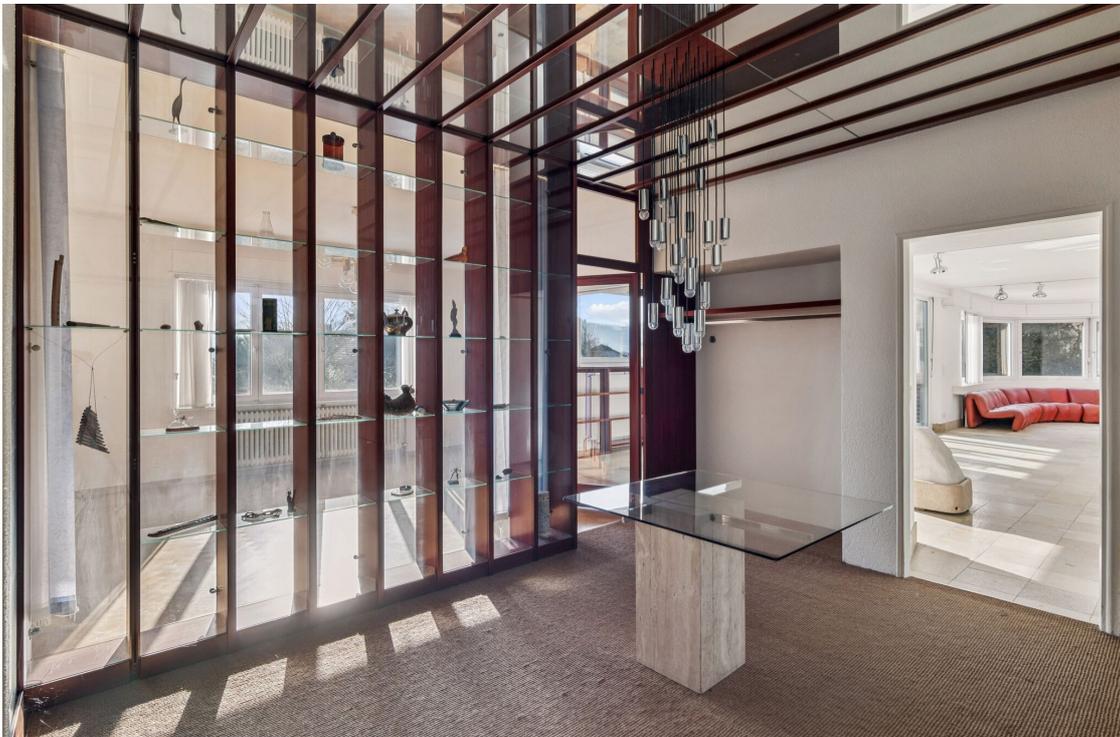
Large second-floor terrace



The property



North side of the house



Impressive entrance hall



Kitchen in need of renovation



Dining room



Living room with fireplace



Spacious dining and living area



Conservatory



Master bathroom in need of renovation



Master suite



Second-floor conservatory



Large three-car garage



Gas heating



The property