



VERY LARGE 5½-ROOM HOUSE IN A CHILD-FRIENDLY LOCATION

Batastrasse 17f | 4313 Möhlin | Reference : 304

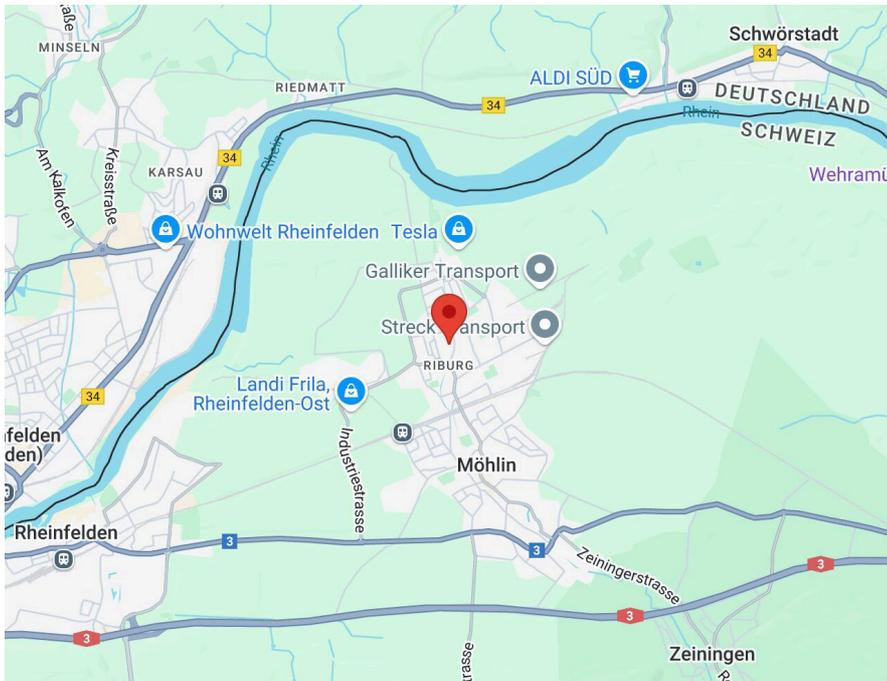
CHF 3,100.-/month + ch.

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CH-4313 Möhlin | Batastrasse 17f | **CHF 3,100.-/month + ch.**



Modern and energy-efficient 5½-room terraced house with an AEHP

This practical terraced house (built in 2011) offers modern and comfortable living. The energy-efficient house (Minergie standard/geothermal probe) is in very good and well-maintained condition.

The living rooms are fitted with laminate and panel flooring, which creates a stylish and warm atmosphere. The open kitchen invites you to cook and enjoy your meals, while the two modern bathrooms offer additional comfort.

The exterior area features a covered garden seating area, ideal for relaxing hours in the fresh air. The attic room with the large terrace offers additional space and a wonderful view.

The house also has a covered parking space, which can be accessed directly from the basement (cellar) via a separate entrance.

This terraced house combines modern construction with a well-thought-out room layout and a variety of amenities, ideal for families or couples looking for a comfortable home.

This property is located in an excellent location in a green and quiet area. Schools and kindergartens are within a radius of just 1 km, which is ideal for families. Within a 2 km radius, Möhlin offers all the shopping facilities you need for daily life.

Recreation enthusiasts will also appreciate the area: The swimming pool is within a 5-minute walk on safe pedestrian paths, and 2 minutes by car. The connection to the A3 motorway is excellent, and the exit is just 7 minutes away, allowing you to quickly reach Basel or Zurich.

CHARACTERISTICS

Reference: **304**

Type: **Attached house**

Availability: **To agree**

Rooms: **5.5**

Bedrooms: **4**

Bathrooms: **2**

Living area: **~ 136 m²**

Ground surface: **~ 162 m²**

Volume: **~ 698 m³**

Charges: **CHF 220.-/month (Not included)**

Year of construction: **2011**





Have I piqued your interest? Then make your dream of owning a house a reality now!
I would be happy to provide you with my documents and show you this very interesting property in person.

CHARACTERISTICS

CH-4313 Möhlin | Batastrasse 17f | **CHF 3,100.-/month + ch.**

CHARACTERISTICS

Availability	To agree	Basement	1
Type	Attached house	Heating type	Geothermal sonde
Reference	304	Heating installation	Floor
Rooms	5.5	Domestic water heating system	Geothermal sonde
Bedrooms	4	Living area	~ 136 m²
Bathrooms	2	Ground surface	~ 162 m²
Number of toilets	3	Volume	~ 698 m³
Charges	CHF 220.-/month (Not included)	Ceiling height	~ 2.40 m
Year of construction	2011	Parking spaces	Yes, obligatory
Number of terraces	1	Interior parking	1 not included CHF 130.-
Total number of floors	4		

CONVENIENCES

NEIGHBOURHOOD

- Green
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Public swimming pool
- Doctor

OUTSIDE CONVENIENCES

- Rooftop terrace
- Garden
- Bench
- Quiet

INSIDE CONVENIENCES

- Garage
- Open kitchen
- Guests lavatory
- Cellar
- Bicycle storage
- Storeroom

- Partially furnished
- Water softener

- Mosquito screen
- Triple glazing

- Bright/sunny
- With front and rear view

EQUIPMENT

- Fitted kitchen
- Furnished kitchen
- Cooker/stove
- Induction cooker
- Oven
- Steamer

- Fridge
- Dishwasher
- Washing machine
- Dryer
- Private laundry

- Shower
- Bath
- Phone
- Electric garage door
- Controlled ventilation

FLOOR

- Tiles
- Laminated

CONDITION

- Very good

EXPOSURE

- Optimal

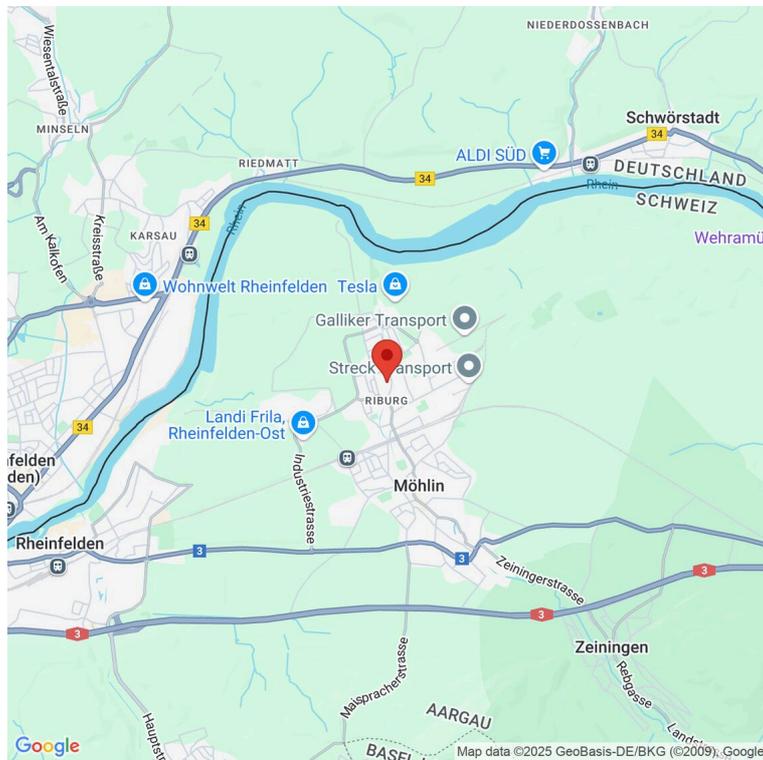
STYLE

- Modern

STANDARD

- Minergie®

PICTURE(S)



Sitzplatz



ged. Sitzplatz



Küche



Wohnen / Essen



Zimmer 3



Bad



DU / WC



Attika