



TERRACED HOUSE IN TOP CONDITION

Sevogelstrasse 45 | 4132 Muttenz | Reference : 1

CHF 1,545,000.-

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TERRACED HOUSE IN TOP CONDITION

CH-4132 Muttenz | Sevogelstrasse 45 | **CHF 1,545,000.-**



This very well-maintained 5.5-room terraced single-family house is located in a quiet residential area in a sunny location.

The beautiful village center of Muttenz, public transport, schools and shopping facilities are all within a few minutes' walk.

In the entrance area with cloakroom, there is a guest WC on the left. Immediately to the right of the entrance is the spacious and bright kitchen. The "highlight" is the beautiful living and dining area directly adjacent to the entrance area, which is flooded with light thanks to the large windows. From here, you can also access the covered seating area with sun blinds and the beautiful garden, where you can perfectly unwind from the hustle and bustle of everyday life.

On the upper floor, there is the retreat of your family with three bright bedrooms. There is also a bathroom with a bathtub, shower and WC on this floor.

Another "highlight" in this very beautiful house is the hobby room, which has been fully converted into a living space and has two skylights, a shower and a WC, and can be optimally used for teenagers.

In the basement, there is the heated former hairdressing salon, which can also be used as an office, guest room or fitness room, a WC/shower and a cellar. The heating/laundry room with a washing machine/tumble dryer, as well as the spacious craft room with a staircase leading directly into the garden, are also located in the basement.

A car parking space in front of the house, an underground parking space with the possibility of connecting an electric car and a communal car wash area as well as visitor parking spaces complete this superb offer.

CHARACTERISTICS

Reference: **1**

Type: **Attached house**

Availability: **To agree**

Rooms: **5.5**

Living area: **140 m²**

Ground surface: **130 m²**

Volume: **589 m³**

Year of construction: **1998**



Below are some of the investments made:

- Car parking space CHF 12,000.- (2000)
- Bathroom in the attic CHF 5,400.- (2001)
- Platform for the staircase to the basement CHF 3,600.- (2003)
- Skylights CHF 2,200.- (2010)
- Balcony doors with security fittings CHF 3,900.- (2010)
- Alarm system CHF 3,600.- (2010)
- Ground walls/plates/lawn CHF 13,200.- (2011)
- Refrigerator in the kitchen CHF 1,744.- (2013)
- Washing machine/tumble dryer CHF 3,800.- (2018)
- Extension of the extractor fan in the kitchen CHF 3,300.- (2018)
- Painting work CHF 16,000.- (2019)
- Kitchen Cooker 3,400.- (2021)
- Kitchen Dishwasher 3,800.- (2024)
- Heat pump 40,000.- (2024)

Have I piqued your interest? Then make your dream of owning a home a reality now!

See for yourself the advantages of this property.

I would be happy to provide you with my sales documents and show you this very nice house on site.

LOCATION

CH-4132 Muttenz | Sevogelstrasse 45 | **CHF 1,545,000.-**



| |  |  |  |  |
|-------------------|---|---|---|---|
| Public transports | 231 m | 4 min. | 4 min. | 1 min. |
| Primary school | 3.05 km | 44 min. | 15 min. | 6 min. |
| Stores | 250 m | 5 min. | 5 min. | 2 min. |
| Restaurants | 368 m | 7 min. | 7 min. | 2 min. |

CHARACTERISTICS

CH-4132 MuttENZ | Sevogelstrasse 45 | **CHF 1,545,000.-**

CHARACTERISTICS

| | | | |
|----------------------|--------------------------|--------------------------|--------------------------|
| Availability | To agree | Ground surface | 130 m² |
| Type | Attached house | Volume | 589 m³ |
| Reference | 1 | Secondary useful surface | 32 m² |
| Rooms | 5.5 | Ceiling height | 2.50 m |
| Number of toilets | 4 | Interior parking | 1 |
| Year of construction | 1998 | Exterior parking | 1 |
| Living area | 140 m² | | |

CONVENIENCES

NEIGHBOURHOOD

- Village
- Shops/Stores
- Bank
- Restaurant(s)
- Bus stop
- Tram stop
- Nursery
- Preschool
- Primary school
- Secondary school

OUTSIDE CONVENIENCES

- Quiet
- Parking

INSIDE CONVENIENCES

- Garage
- Open kitchen
- Guests lavatory
- Cellar
- Double glazing

EQUIPMENT

- Fitted kitchen
- Cooker/stove
- Ceramic glass cooktop
- Oven
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Bath
- Shower
- Phone

FLOOR

- Tiles

CONDITION

- As new

- Good

PICTURE(S)











