



LOTS OF GREEN, LOTS OF FRESH AIR AND VERY QUIET!!

Im Kirschgarten 2 | 4434 Hölstein | Reference : 5668144

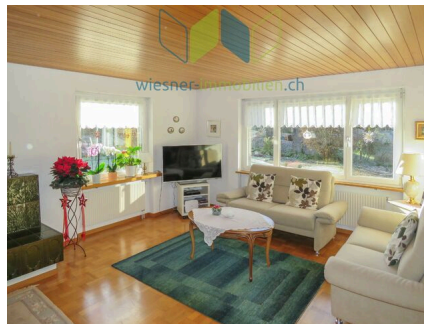
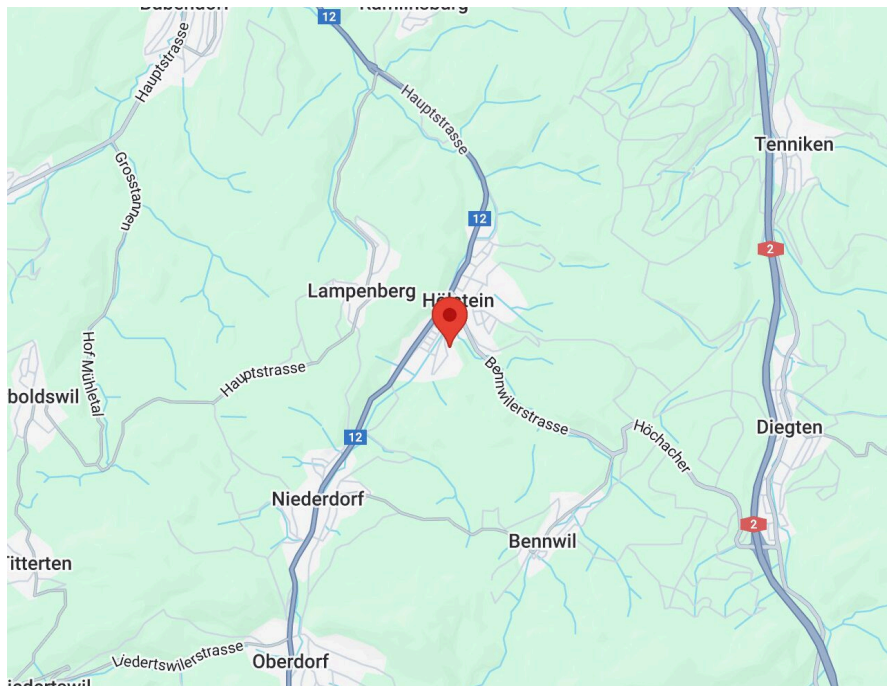
CHF 945,000.-

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LOTS OF GREEN, LOTS OF FRESH AIR AND VERY QUIET!!

CH-4434 Hölstein | Im Kirschgarten 2 | **CHF 945,000.-**



4½ room single-family home in a very sunny location with plenty of space

CHARACTERISTICS

Location description:

This beautiful and spacious house is located on the edge of the building zone, on the outskirts of the village of Hölstein in a family-friendly residential area on a neighborhood street, which is mainly used by the residents, near a recreational area.

Property description:

Your new home boasts a well-thought-out floor plan on three floors. Upon entering, you are greeted by a friendly and bright entrance hall, guest toilet, kitchen-living room and a large living-dining area with art, with access to the very beautiful winter garden and the garden.

A staircase leads to the attic floor with three cozy bedrooms, a bathroom with shower and a balcony with a beautiful view.

The basement has a heated craft room, LS room, heating and a laundry room. A staircase leads to the garden.

Some completed investments:

- 1987 Outbuilding (garage canopy)
- 1993 Winter garden extension (floor heating)
- 1997 Kitchen renovation
- 2000 Laminate flooring on the upper floor
- 2005 Plastic windows
- 2005 New front door

Reference: **5668144**

Type: **House**

Availability: **To agree**

Rooms: **4.5**

Living area: **142 m²**

Ground surface: **616 m²**

Volume: **737 m³**

Year of construction: **1980**

Heating type: **Heat pump**

Domestic water heating system: **Heat pump**

Heating installations: **Radiator, Floor**



- 2005 Water softening system
- 2006 Exterior renovation of the house
- 2015 Cooker (wood/ceramic hob)
- 2022 Installation of a heat pump
- 2022 Replacement of the fuse box (FI)
- 2025 Replacement of the outbuilding roof

A separate garage and a garden shed complete this superb offer.

Have I piqued your interest? Then make your dream of owning your own home a reality now!
I would be happy to provide you with my sales documents and show you this very beautiful house on site.

CHARACTERISTICS

CH-4434 Hölstein | Im Kirschgarten 2 | **CHF 945,000.-**

CHARACTERISTICS

Availability	To agree	Heating installations	Radiator, Floor
Type	House	Domestic water heating system	Heat pump
Reference	5668144	Construction zone	W 2
Rooms	4.5	Living area	142 m²
Number of toilets	2	Ground surface	616 m²
Year of construction	1980	Volume	737 m³
Balcony	1	Secondary useful surface	153 m²
Heating type	Heat pump	Ceiling height	2.36 m

CONVENIENCES

NEIGHBOURHOOD

- Village
- Green
- Shopping street
- Restaurant(s)
- Railway station
- Bus stop
- Child-friendly
- Nursery
- Preschool
- Primary school
- Hiking trails
- Bike trail

OUTSIDE CONVENIENCES

- Balcony/ies
- Garden
- Bench
- Quiet
- Pond
- Annex
- Garage

INSIDE CONVENIENCES

- Eat-in-kitchen
- Guests lavatory
- Pantry
- Wintergarden
- Cellar
- Garret
- CP-Shelter
- Furnace
- Double glazing
- Bright/sunny
- Traditional solid construction

EQUIPMENT

- Furnished kitchen
- Cooker/stove
- Ceramic glass cooktop

- Oven
- Fridge
- Dishwasher

- Washing machine
- Shower

- Bath
- Phone

FLOOR

- Tiles

- Laminated

- Vinyl

EXPOSURE

- Optimal

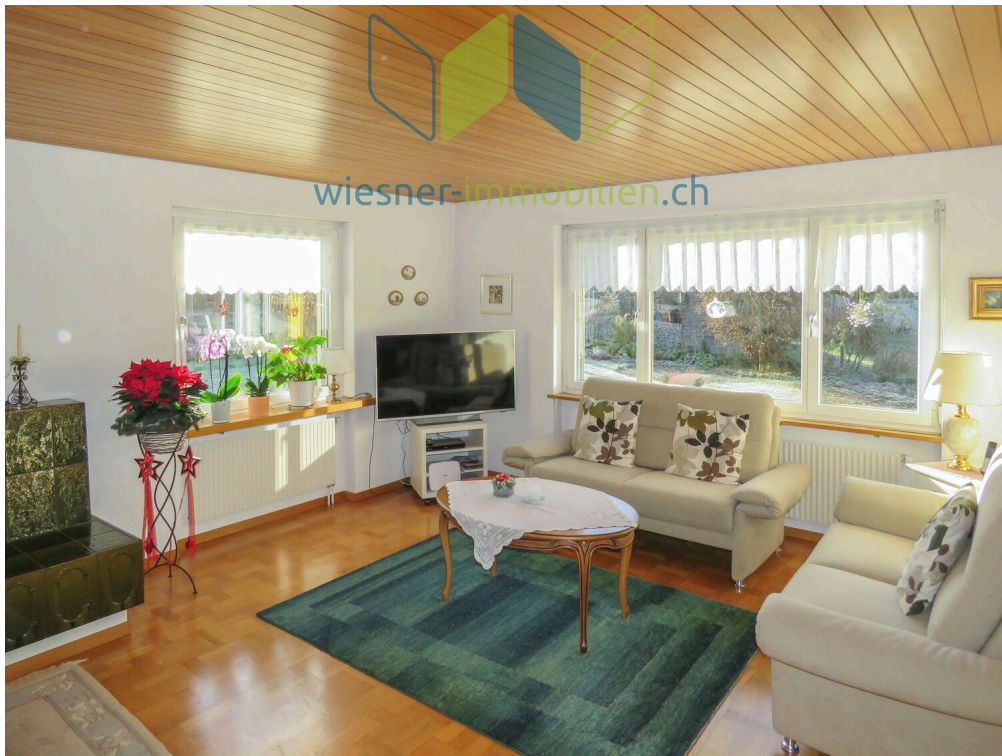
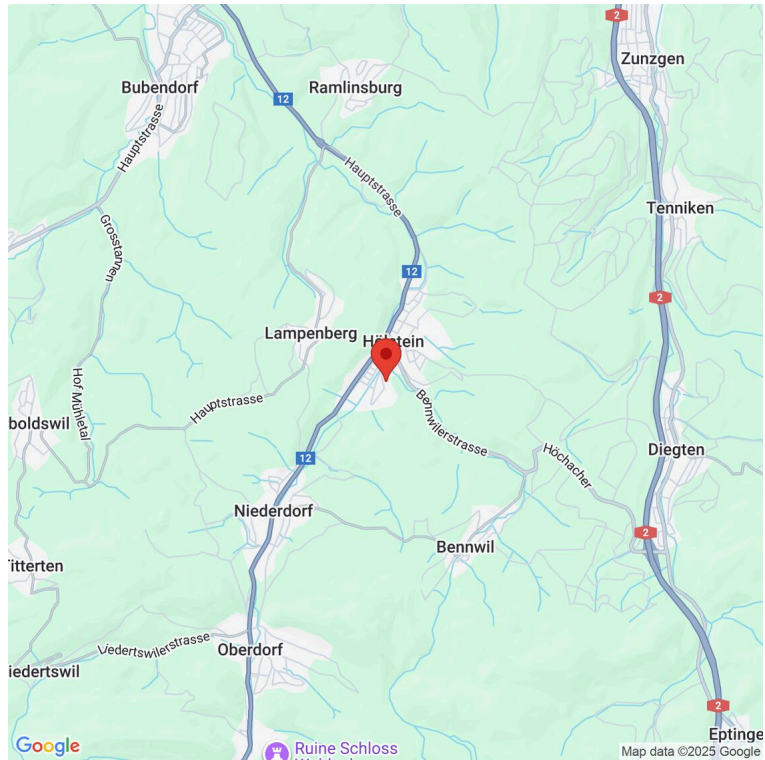
- All day

VIEW

- Nice view

- Rural

PICTURE(S)



Wohnen



Wohnen / Essen



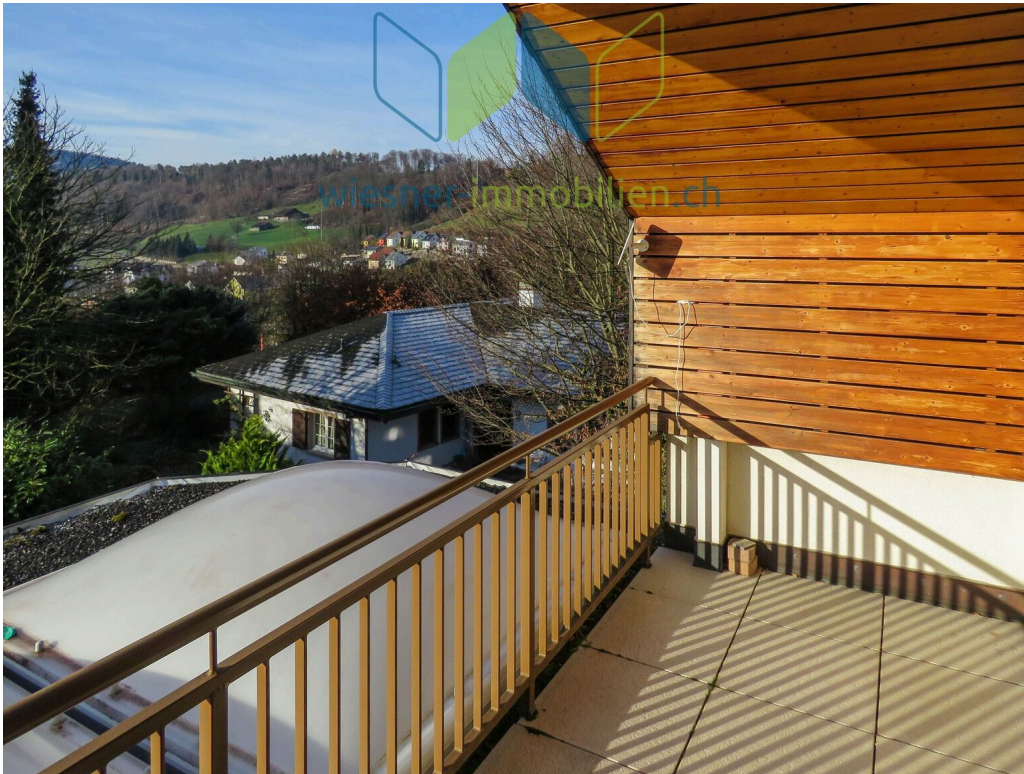
Wintergarten



Küche



Kind 1



Balkon



Eltern



Kind 2