



## **MULTIGENERATIONAL HOUSE WITH GREAT DEVELOPMENT POTENTIAL!!**

Hohle Gasse 22 | 4323 Wallbach | Reference : 387

**CHF 1,390,000.-**

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# MULTIGENERATIONAL HOUSE WITH GREAT DEVELOPMENT POTENTIAL!!

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## 3 Family house, ideal also as a multi-generational home

### Location description:

This very large house is located in a central location with a very large garden, close to a recreational area. The bus line, a Volg and a restaurant are within walking distance.

### Property description:

This multi-family house with a very large vaulted cellar and a very large garden is located in a central location in the village center zone. It is also very well suited as a multi-generational home. Half of the barn belongs to the house. The property is in a well-maintained condition. The layout is as follows:

- **Ground floor:** 3½-room apartment with kitchen and bathroom (WC/SHOWER)
- **1st floor:** 4½-room apartment with kitchen and bathroom
- **Attic floor:** 3½-room apartment with kitchen, bathroom and 1 additional room in the attic space

### Various renovations have been carried out:

- 1983 Attic floor extended and insulated
- 1983 West facade clad with Eternit
- 2001 Bathroom and kitchen replaced in the attic floor
- 2012 Gas heating installed

## CHARACTERISTICS

Reference: **387**

Type: **House**

Availability: **To agree**

Rooms: **12.5**

Flats: **3**

Living area: **273 m<sup>2</sup>**

Ground surface: **737 m<sup>2</sup>**

Volume: **1,694 m<sup>3</sup>**

Year of construction: **1842**



- 2012 Large carport for 2 cars and 1 parking space in front of the house complete this superb offer.

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

Convince yourself of the advantages of this attractive property.

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

## **REMARKS**

## CHARACTERISTICS

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### CHARACTERISTICS

Availability	<b>To agree</b>	Living area	<b>273 m<sup>2</sup></b>
Type	<b>House</b>	Ground surface	<b>737 m<sup>2</sup></b>
Reference	<b>387</b>	Volume	<b>1,694 m<sup>3</sup></b>
Rooms	<b>12.5</b>	Secondary useful surface	<b>108 m<sup>2</sup></b>
Year of construction	<b>1842</b>	Ceiling height	<b>2.28 m</b>
Flats	<b>3</b>		

### CONVENIENCES

#### NEIGHBOURHOOD

- Village
- Green
- River
- Shopping street
- Restaurant(s)
- Bus stop
- Nursery
- Preschool
- Primary school

#### OUTSIDE CONVENIENCES

- Balcony/ies
- Garden
- Quiet
- Barn
- Covered parking space(s)
- Parking

#### INSIDE CONVENIENCES

- Without elevator
- Eat-in-kitchen
- Cellar
- Garret
- Fireplace
- Double glazing
- Bright/sunny

#### EQUIPMENT

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

#### FLOOR

- Tiles
- Parquet floor
- Laminated

EXPOSURE

- Optimal
- All day

VIEW

- Rural

**PICTURE(S)**



Garten



Garten



Garten



Estrich Zimmer 4



DG Wohnen



DG Küche