



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

Hupperstrasse 74 | 4415 Lausen | Reference : 5840620

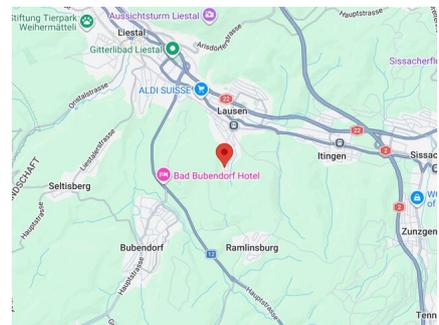
CHF 645,000.-

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

CH-4415 Lausen | Hupperstrasse 74 | **CHF 645,000.-**



4½-room corner house in a sunny and quiet location

Location description:

The house is located on the edge of the building zone, on the outskirts of the village of Lausen in a family-friendly residential area on a local street, which is mainly used by the residents, close to a recreational area.

Description of the property:

Your new home boasts a well-thought-out floor plan. The living space of 90 m² is distributed over three floors and offers plenty of space. The beautiful seating area with swimming pool invites you to linger and relax. The garden on different levels is well suited for growing vegetables, etc. The spacious entrance hall on the ground floor leads into the building. Here there is a room, a bathroom with shower, the heating and laundry room, as well as the air-raid shelter. The light-flooded living and dining area with fireplace, kitchen, a loggia with direct access to the seating area with swimming pool is located on the ground floor. Two further rooms, one with a terrace, which can be used as a bedroom or office, and another bathroom on the top floor complete the living space.

In the basement there is a large hobby room / workshop and adjacent to it the garage.

In terms of shares, three visitor parking spaces belong to the house at a ratio of 1/9.

The house is in a well-maintained condition, but the bathrooms no longer meet today's standards.

Some investments made:

CHARACTERISTICS

Reference: **5840620**

Type: **Row house**

Availability: **To agree**

Rooms: **4.5**

Bathroom: **1**

Living area: **90 m²**

Ground surface: **264 m²**

Volume: **467 m³**

Year of construction: **1978**

Heating type: **Gas**

Domestic water heating system: **Heat pump**



- 1987 Swimming pool CHF 17,000.-
- 1994 Seat plates CHF 6,000.-
- 1997 Roof Renovation and Expansion CHF 40,000.-
- 2007 New gas heating boiler CHF 11,000.-
- 2009 Kitchen replaced CHF 32,000.-
- 2011 New windows and entrance door CHF 24,000.-
- 2021 Boiler heat pump installed CHF 5,000.-

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 documentation and show you this house on site.

CHARACTERISTICS

CH-4415 Lausen | Hupperstrasse 74 | **CHF 645,000.-**

CHARACTERISTICS

Availability	To agree	Construction zone	W 2
Type	Row house	Living area	90 m²
Reference	5840620	Ground surface	264 m²
Rooms	4.5	Volume	467 m³
Bathroom	1	Secondary useful surface	68 m²
Number of toilets	2	Balcony surface	7 m²
Year of construction	1978	Ceiling height	2.30 m
Balcony	1	Interior parking	1
Heating type	Gas	Exterior parking	1
Heating installation	Floor	Local tax	55 %
Domestic water heating system	Heat pump		

CONVENIENCES

NEIGHBOURHOOD

- Village
- Green
- Shops/Stores
- Shopping street
- Bank
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Child-friendly
- Nursery
- Preschool
- Primary school
- Secondary school
- Hiking trails
- Bike trail
- Soccer pitch
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Garden
- Bench
- Quiet
- Parking
- Garage
- Swimming pool
- Built on a sloping hillside
- Gabled

INSIDE CONVENIENCES

- Without elevator
- Visitor parking space(s)
- Open kitchen

- Guests lavatory
- Pantry
- CP-Shelter

- Storeroom
- Craft room
- Fireplace

- Double glazing
- Bright/sunny
- Traditional solid construction

EQUIPMENT

- Furnished kitchen
- Cooker/stove
- Ceramic glass cooktop
- Oven
- Fridge

- Freezer
- Dishwasher
- Washing machine
- Dryer

- Bath
- Shower
- Phone
- Interphone

FLOOR

- Tiles

- Mosaic parquet floor

- Laminated

EXPOSURE

- Good

- All day

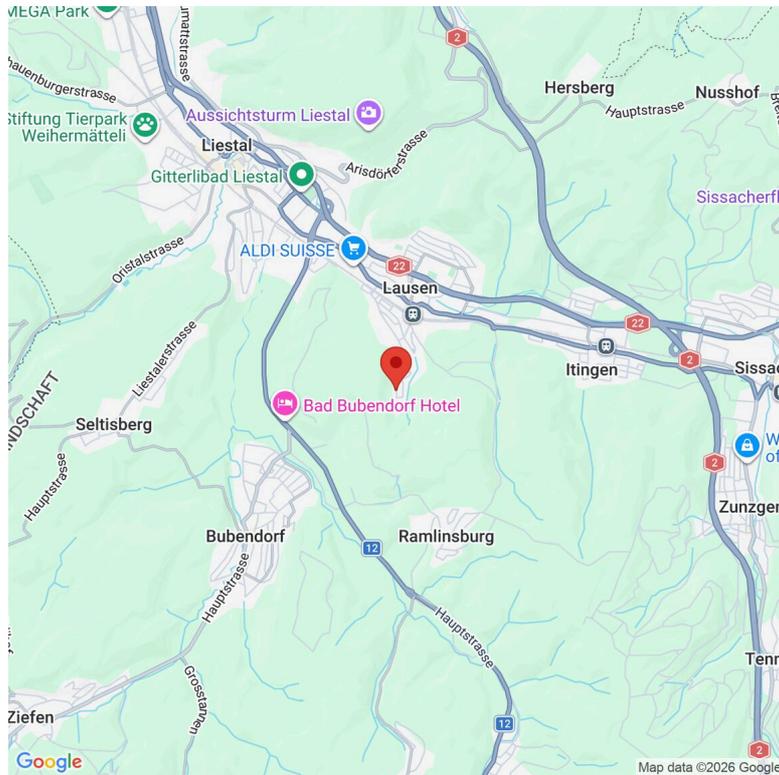
PICTURE(S)



Rückseite Haus



Garten



Hobbyraum



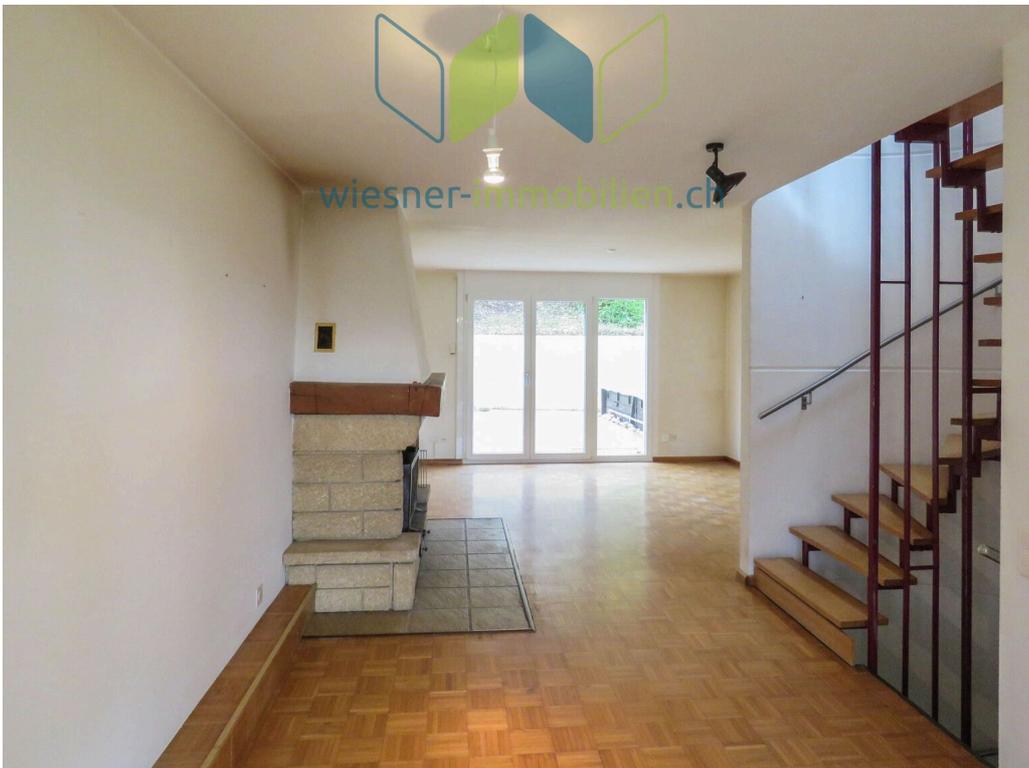
Küche



Loggia



Wohnen / Essen



Wohnen / Essen



Schwimmbad



Terrasse / Aussicht



Kind



Eltern