



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

Eschenstrasse 6 | 4118 Rodersdorf | Reference : 378

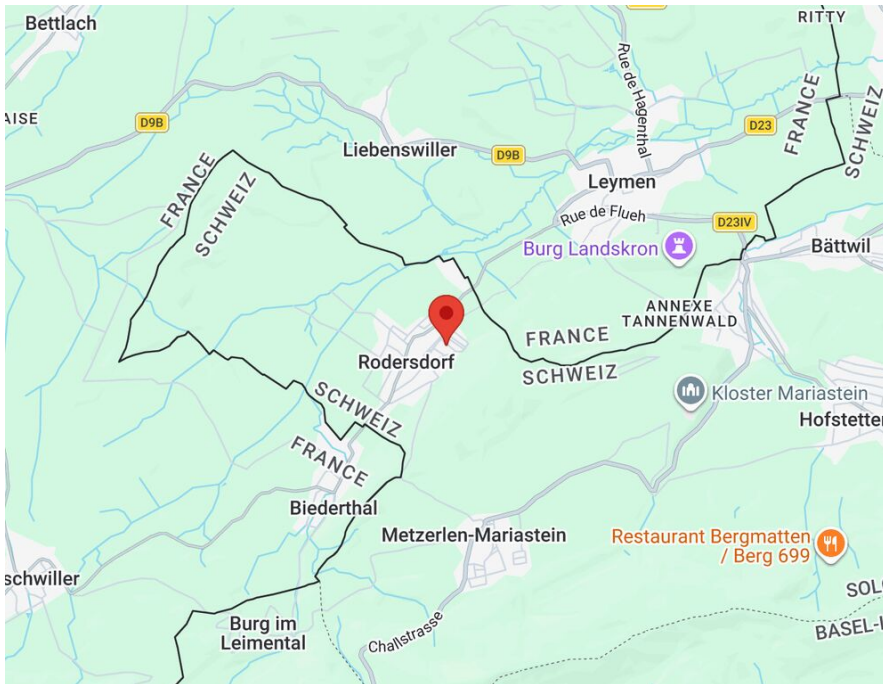
CHF 795,000.-

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

CH-4118 Rodersdorf | Eschenstrasse 6 | **CHF 795,000.-**



5½-room single-family house in a sunny location

Location description:

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

Property description:

Your new home impresses with a well-thought-out floor plan. The living area of 111 m² is distributed over two floors and offers enough space. You enter the house in the basement into a large, open hall. Here you will find two rooms, the cellar rooms, the laundry room with toilet and shower and the technical rooms. Upstairs is the light-flooded living-dining area with kitchen, bathroom and two bedrooms. The beautiful seating area with a very beautiful garden, or the terrace invites you to linger in comfort. The house is in a well-maintained condition, but the bathrooms and the kitchen no longer meet today's standards. A garage is built in.

Some investments made:

- 1995 Facade CHF 10,000.-
- 1998 Sanitary DU CHF 2,200.-

CHARACTERISTICS

Reference: **378**

Type: **Single family house**

Availability: **To agree**

Rooms: **5.5**

Bedrooms: **4**

Bathrooms: **2**

Living area: **~ 111 m²**

Useful surface: **~ 124 m²**

Ground surface: **~ 550 m²**

Volume: **~ 467 m³**

Year of construction: **1970**

Heating type: **Fuel oil**



- 1999 Front door CHF 7,000.-
- 2003 Garage door with electric drive CHF 5,000.-
- 2004 Windows CHF 13,000.-
- 2004 Solar Shade CHF 2,500.-
- 2011 Floor screed and insulation CHF 15,000.-
- 2018 Oil heating CHF 18,000.-

Have I piqued your interest? Then now is the time to make your dream of owning a home a reality!
See for yourself the advantages of this property. I will be
happy to provide you with my sales documentation and show you this beautiful house on site.

CHARACTERISTICS

CH-4118 Rodersdorf | Eschenstrasse 6 | **CHF 795,000.-**

CHARACTERISTICS

Availability	To agree	Construction zone	W 2
Type	Single family house	Living area	~ 111 m²
Reference	378	Ground surface	~ 550 m²
Rooms	5.5	Useful surface	~ 124 m²
Bedrooms	4	Volume	~ 467 m³
Bathrooms	2	Terrace surface	~ 17 m²
Year of construction	1970	Ceiling height	~ 2.40 m
Heating type	Fuel oil	Interior parking	1
Heating installation	Radiator	Exterior parking	1
Domestic water heating system	Fuel oil	Local tax	130 %

CONVENIENCES

NEIGHBOURHOOD

- | | | |
|-----------------|------------------|------------------|
| - Village | - Bus stop | - Primary school |
| - Green | - Tram stop | - Hiking trails |
| - Post office | - Child-friendly | - Doctor |
| - Restaurant(s) | - Preschool | |

OUTSIDE CONVENIENCES

- | | | |
|---------------|---------|-----------|
| - Balcony/ies | - Bench | - Parking |
| - Garden | - Quiet | - Garage |

INSIDE CONVENIENCES

- | | | |
|------------------|------------------|----------------------------------|
| - Eat-in-kitchen | - Storeroom | - Bright/sunny |
| - Cellar | - Craft room | - Traditional solid construction |
| - Garret | - Double glazing | |

EQUIPMENT

- | | | |
|---------------------|-------------------|----------|
| - Furnished kitchen | - Fridge | - Shower |
| - Cooker/stove | - Washing machine | - Bath |
| - Oven | - Dryer | - Phone |

FLOOR

- | | | |
|---------|------------------------|---------|
| - Tiles | - Mosaic parquet floor | - Vinyl |
|---------|------------------------|---------|

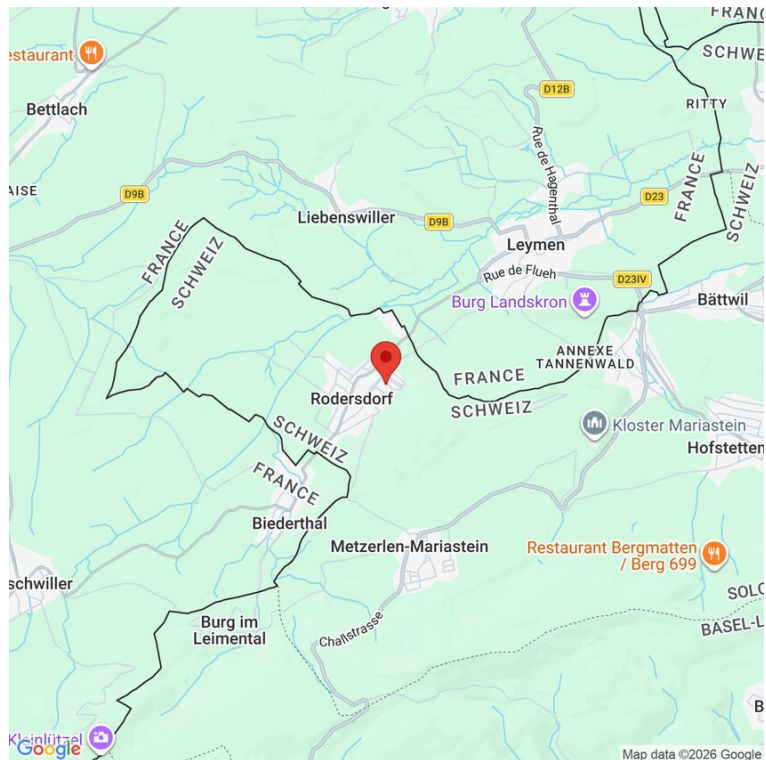
EXPOSURE

- | | |
|-----------|-----------|
| - Optimal | - All day |
|-----------|-----------|

VIEW

- Nice view

PICTURE(S)



Lageplan



Garten



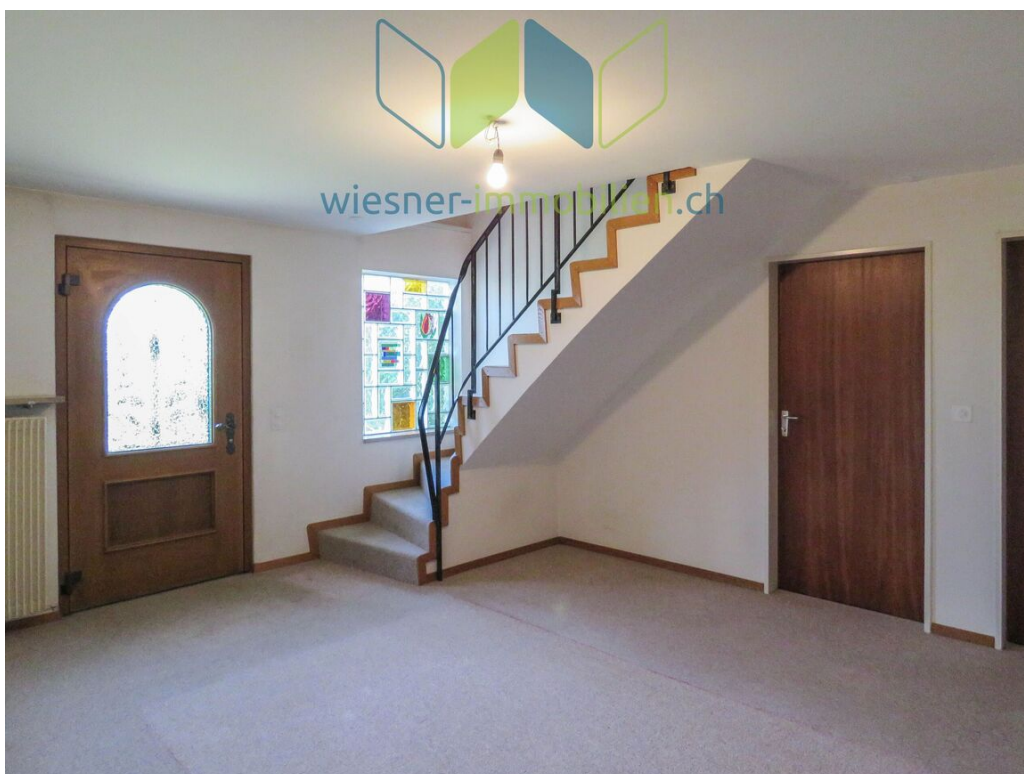
Garten



Eingangsbereich und Garage



Eingangsbereich



Halle



Zimmer 1



Zimmer 2



Waschraum / Dusche / WC



Keller



Eltern



Zimmer 3



Terrasse



Bad



Küche



Wohnen



Essen