



VENDESI

CH-3362 Niederönz, Industriestrasse 1

Agriturismo con 3 appartamenti + potenziale di ampliamento!

CHF 1'280'000.-



**wymobilien.ch**  
Marcel Wyss

# Elenco

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# Descrizione

# Dati generali

Disponibilità	<b>Da convenire</b>	Tipo di riscaldamento	<b>Nafta</b>
Tipo	<b>Immobile abitativo</b>	Impianto di riscaldamento	<b>Radiatore</b>
Riferimento	<b>NiederönzBhaus</b>	Zona edificabile	<b>W2</b>
Residenza secondaria	<b>Autorizzato</b>	Stato dell'immobile	<b>Buono</b>
Locali	<b>9.5</b>	Standing	<b>Semplice</b>
Anno costruzione	<b>1813</b>	Superficie terreno	<b>2'111 m<sup>2</sup></b>
Ultime ristrutturazioni	<b>1991</b>	Volume	<b>3'350 m<sup>3</sup></b>
Appartamenti	<b>3</b>	Parcheggi	<b>Sì, obbligatorio</b>

Prezzo dell'oggetto **CHF 1'280'000.-**

## Numero posti auto

2x Interno (incl.)

5x Esterno (incl.)

Valore fiscale **CHF 614'340.-**

# Comodità

## Dintorni

- > Villaggio
- > Verdeggiante
- > Area residenziale
- > Negozi
- > Strada commerciale
- > Ristorante(i)
- > Fermata Bus
- > Bambini benvenuti
- > Parco giochi
- > Scuola materna
- > Scuola primaria
- > Scuola secondaria
- > Sentieri per escursioni
- > Pista ciclabile
- > Dottore

## Esterno

- > Balcone/i
- > Giardino
- > Area relax in giardino
- > Vegetazione
- > Dépendance
- > Sgabuzzino
- > Posteggio coperto
- > Parcheggio

## Interno

- > Senza elevatore
- > Parcheggio per visitatori
- > Veranda
- > Cantina
- > Locale bicicletta
- > Sgabuzzino
- > Stufa in ceramica
- > Travi a vista
- > Con stile

## Dotazione

- > Lavanderia collettiva

## Pavimento

- > Piastrelle
- > Parquet

## Stato

- > Buono
- > Ripresa in condizione attuale

## Luce del sole

- > Ottimale
- > Tutto il giorno

## Stile

- > Casa caratteristica

# Vista esteriore



Terrasse vor dem 'Bauerngarten'





Viel Grünfläche







Nordansicht



Terrasse vor dem 'Bauerngarten'



Fassade West hinter den Obstbäumen



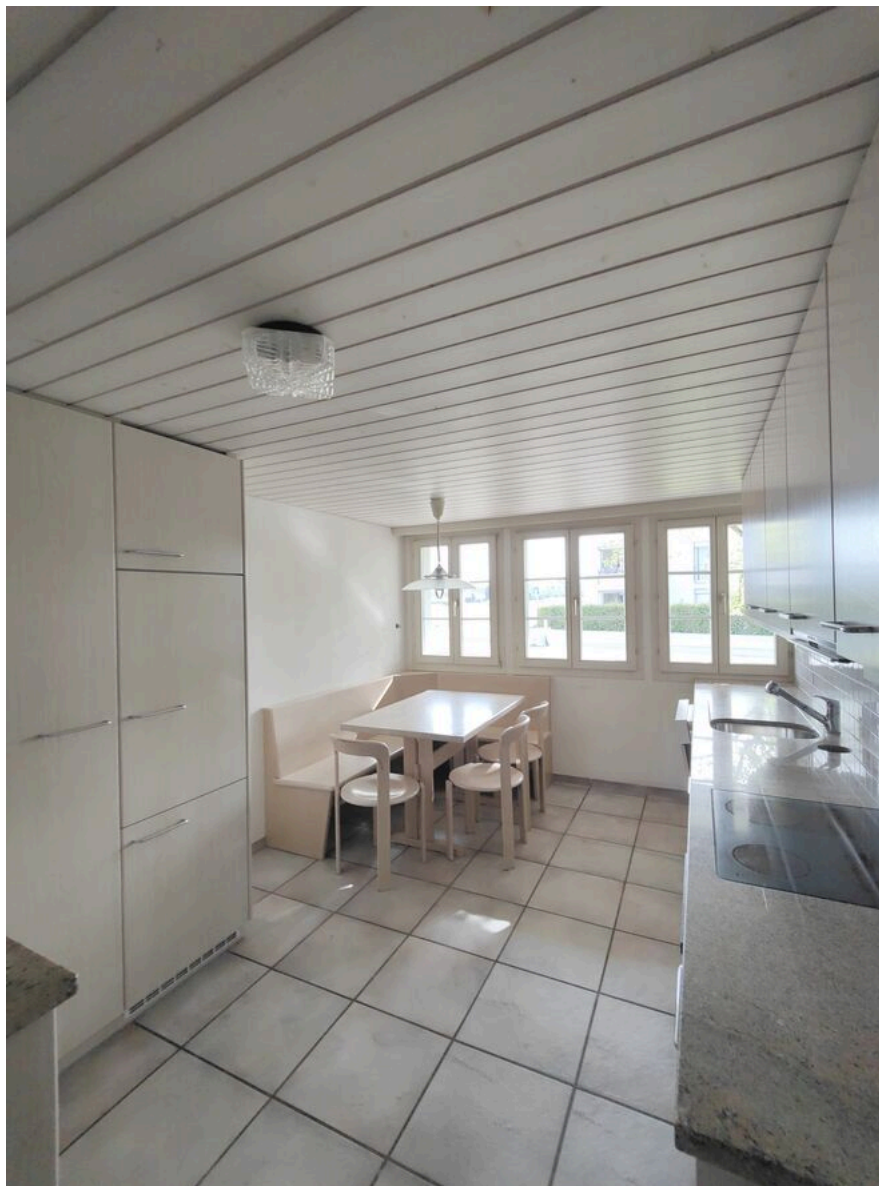


Hinter den Obstbäumen und Trauben hat es noch viel Platz

# Vista interiore



3.5 EG Wohnbereich



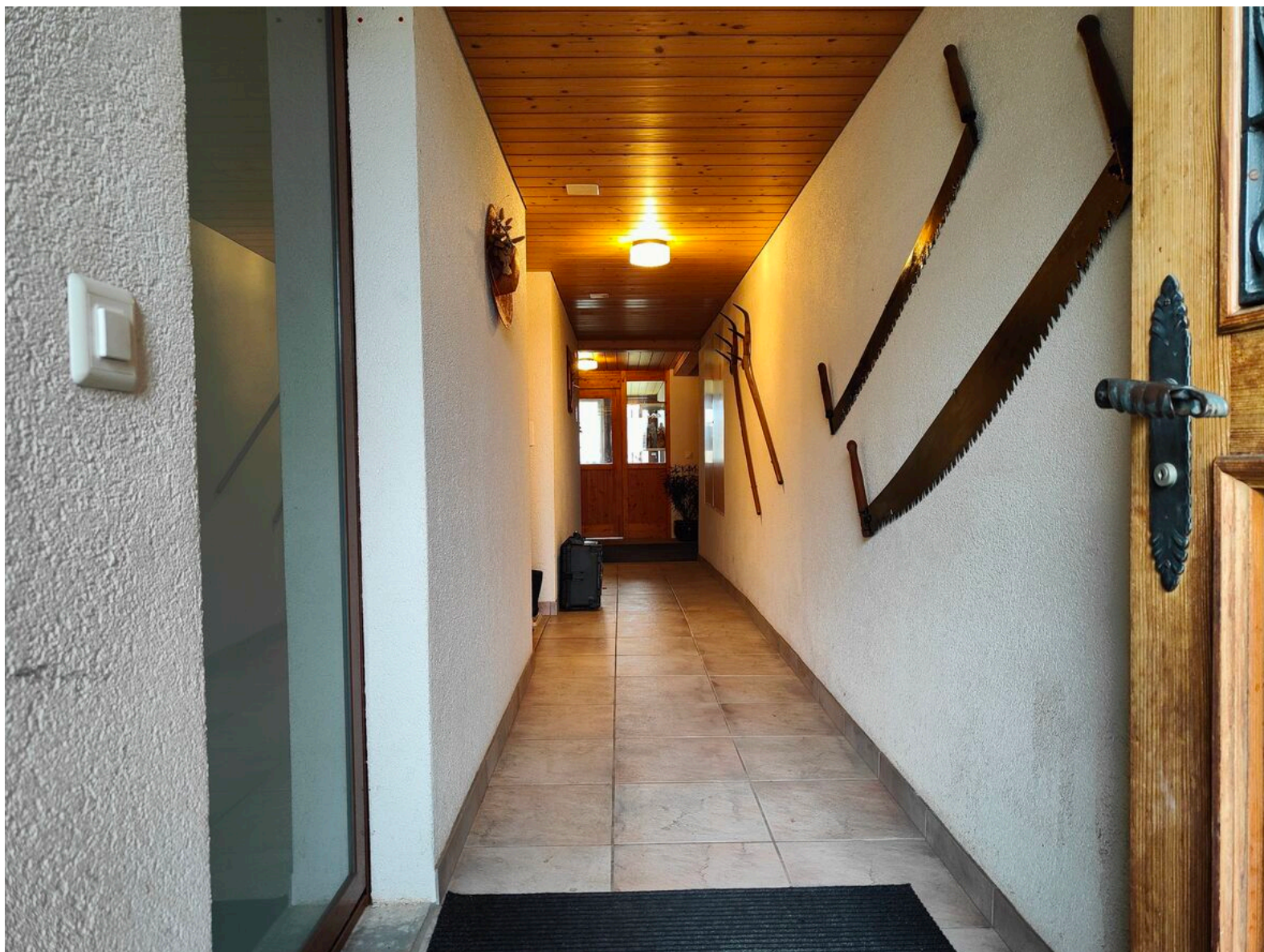
3.5 EG Küche



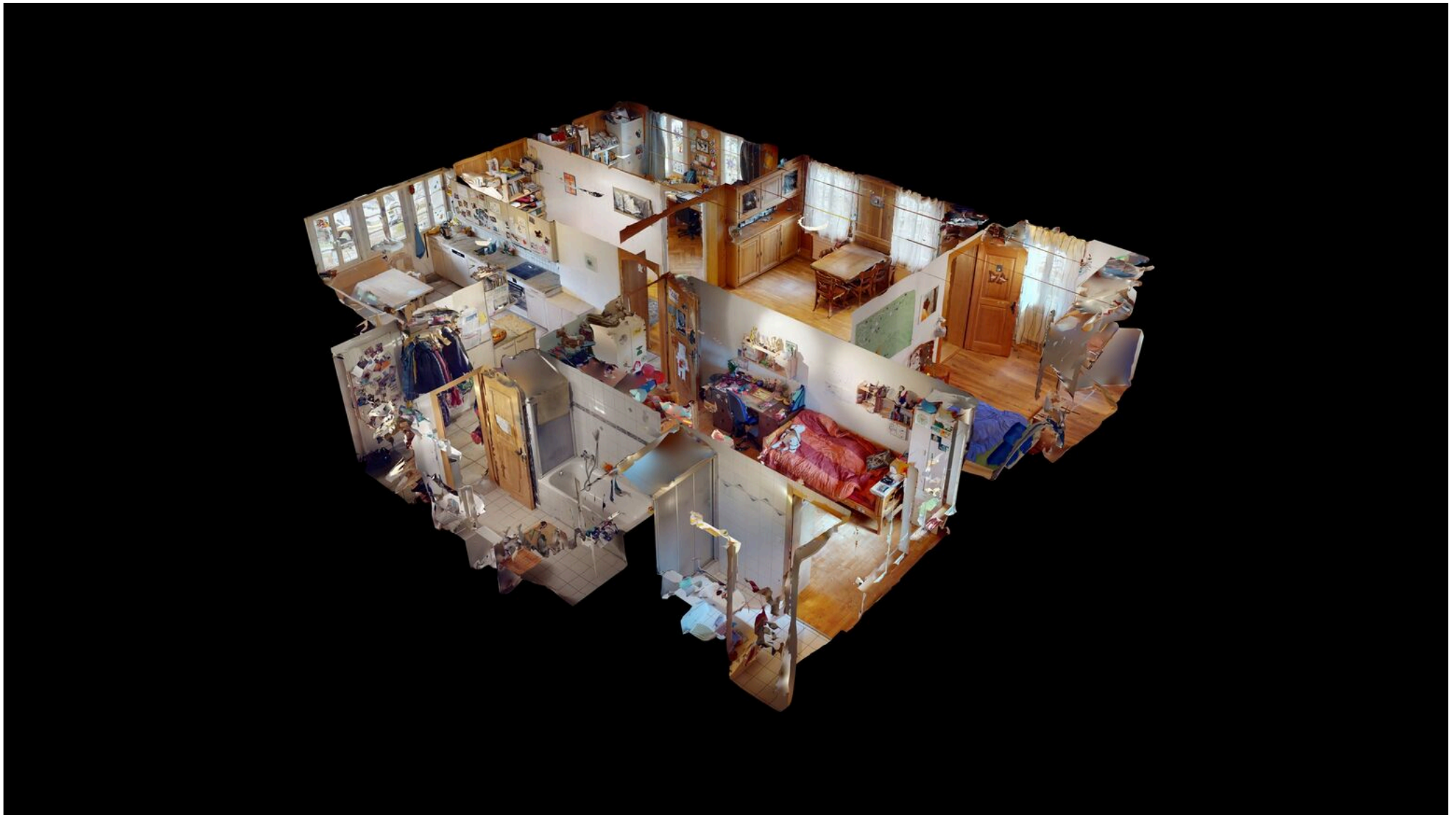




Zimmer 3.5 EG

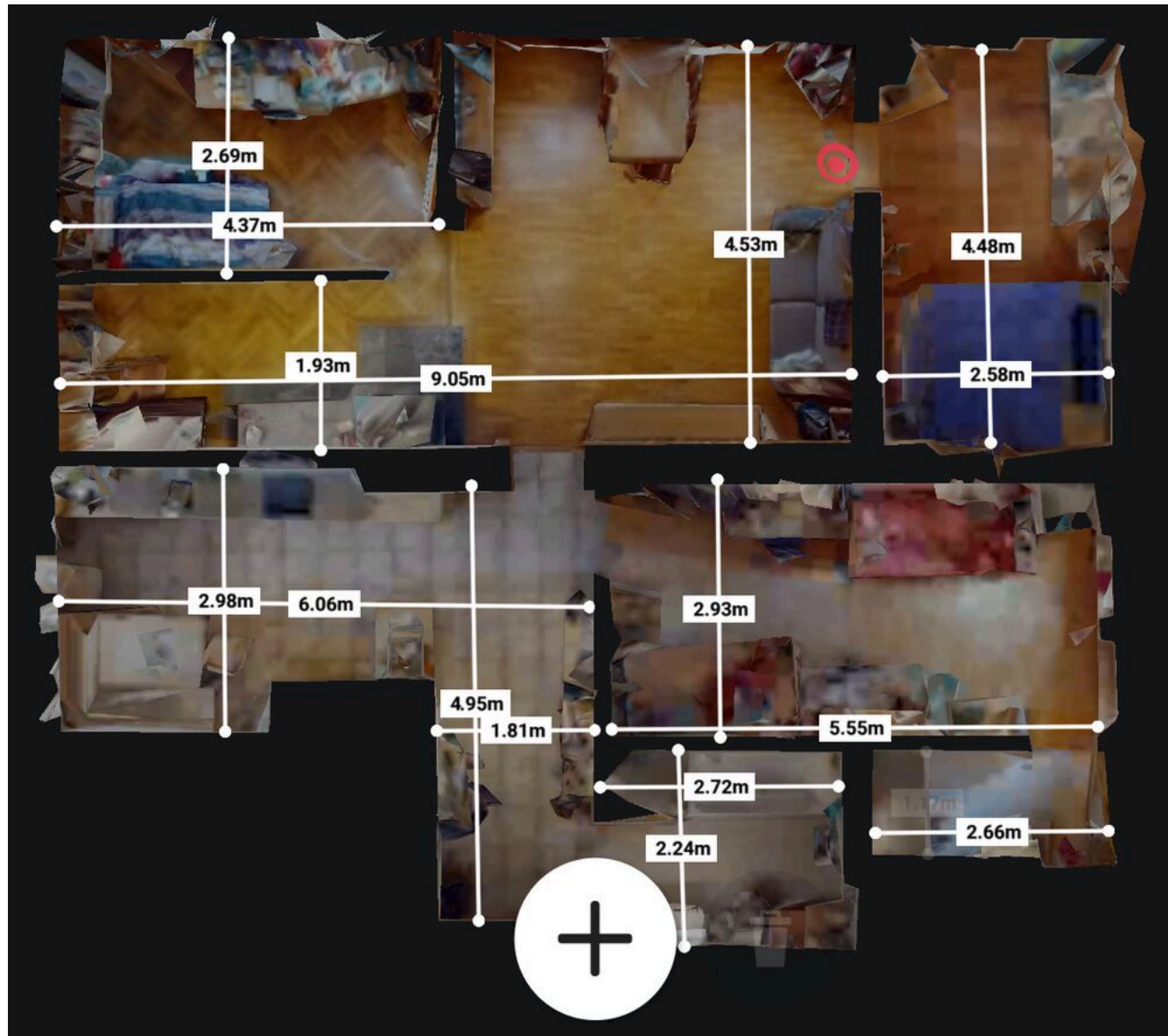


Eingangsbereich Whg 3.5 EG und 2.5 DG



### 3.5 EG Dollhouse-View

# Piano

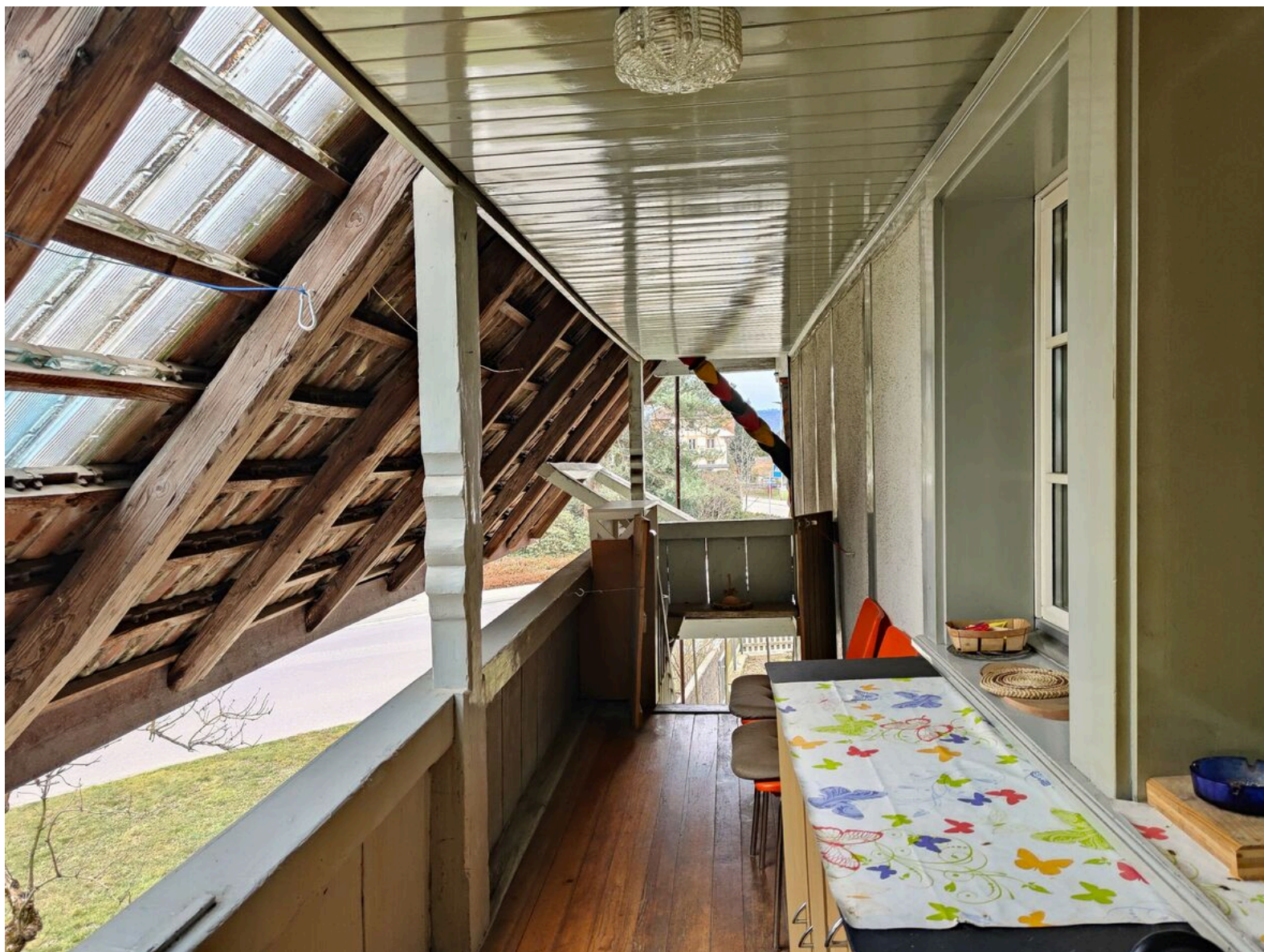


3.5 EG Grundriss

# Vista esteriore

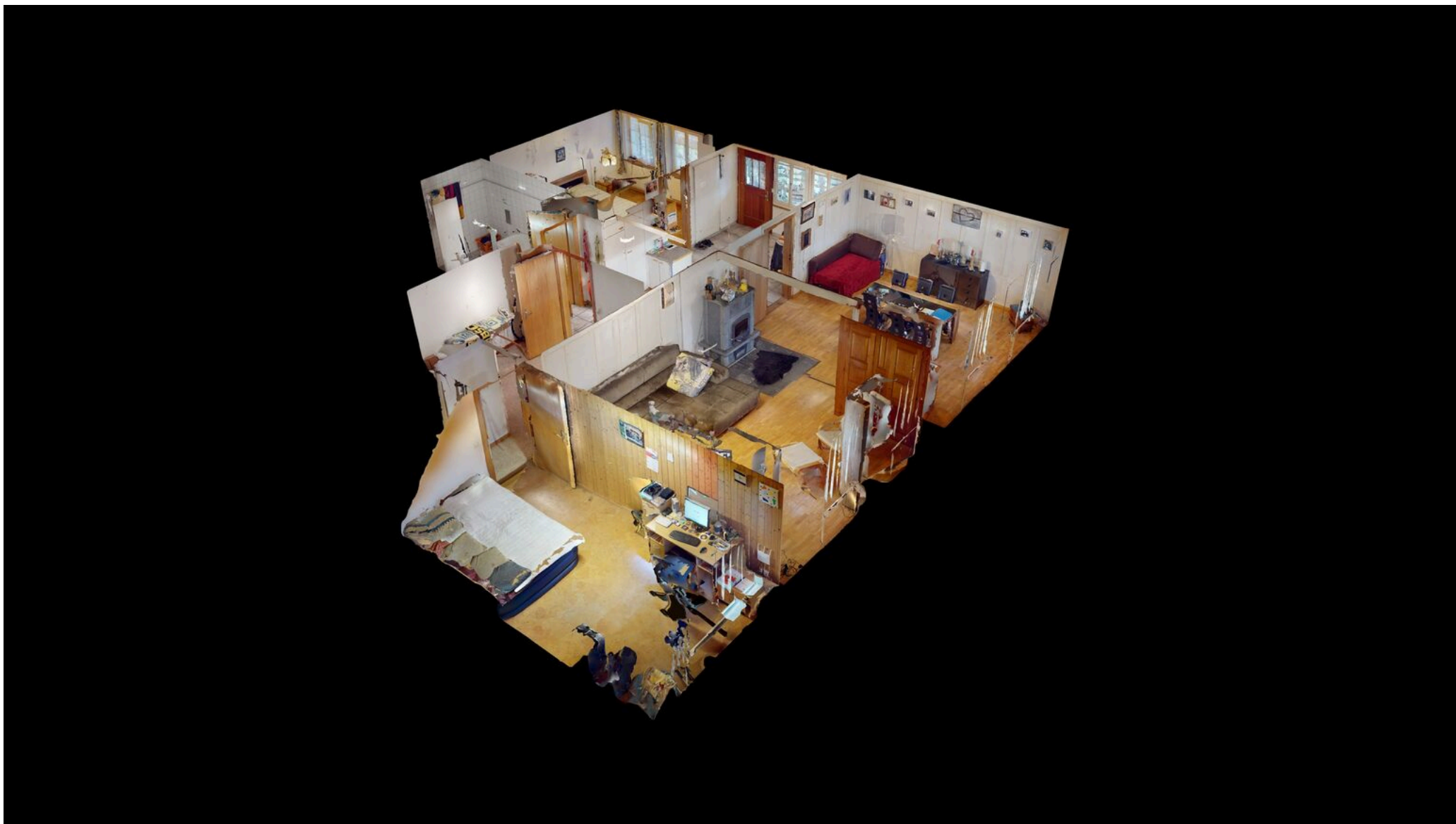


Zugang Whg 3.5 OG



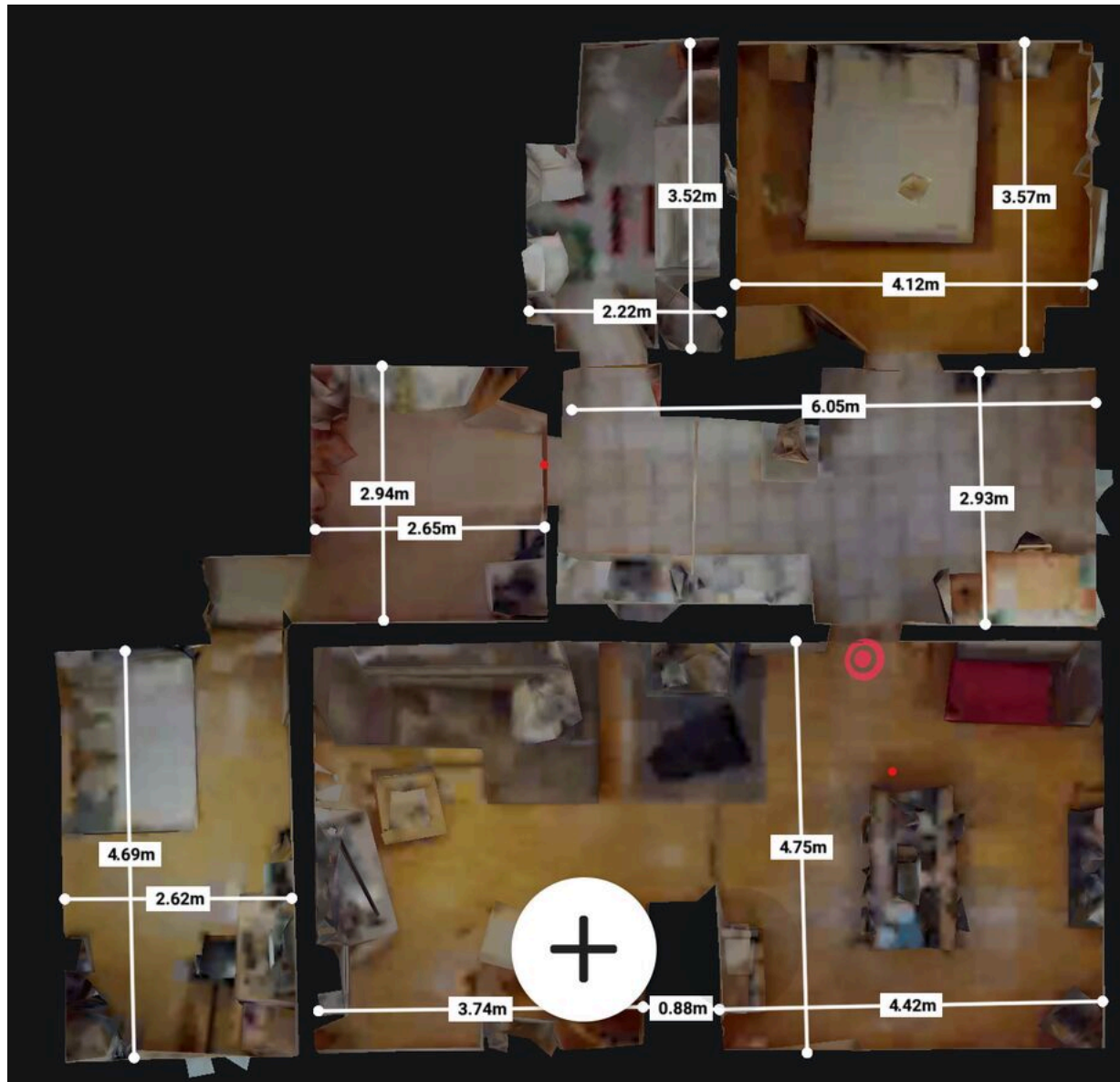
Laube Whg 3.5 OG

# Vista interiore



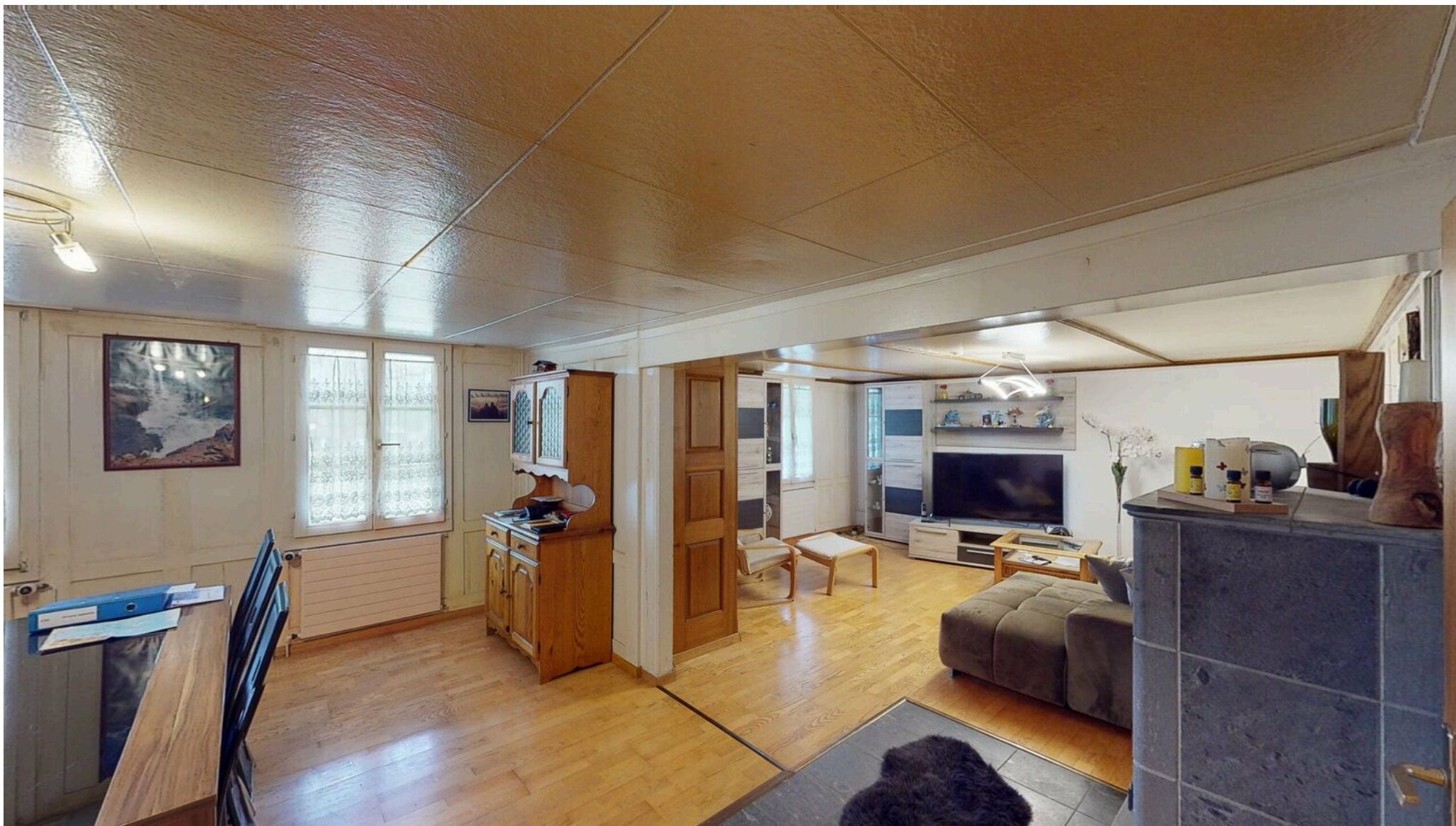
3.5 OG Dollhouse-View

# Piano



3.5 OG Grundriss

# Vista interiore



3.5 OG Wohnbereich



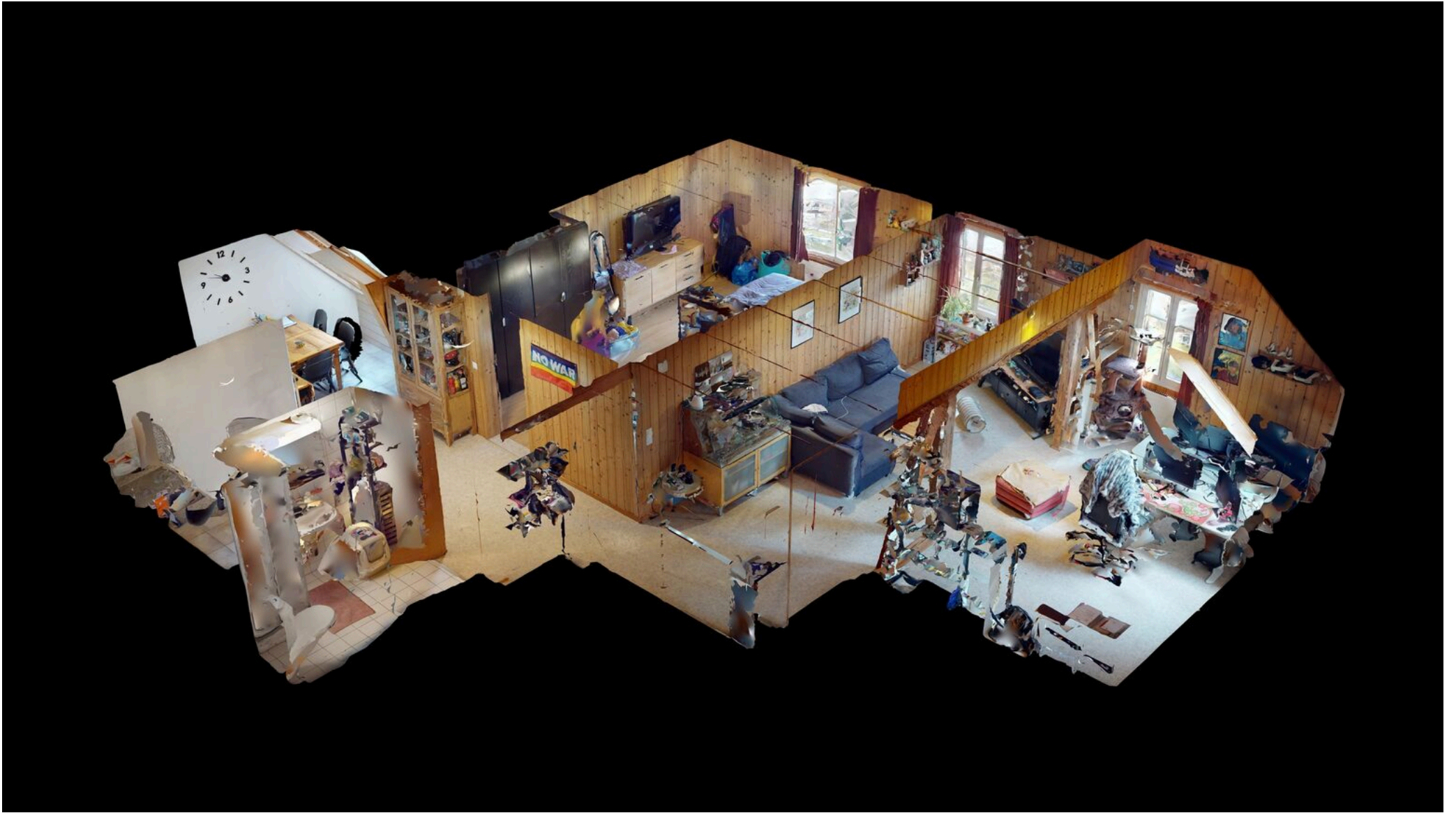
3.5 OG Wohnbereich



3.5 OG Küche

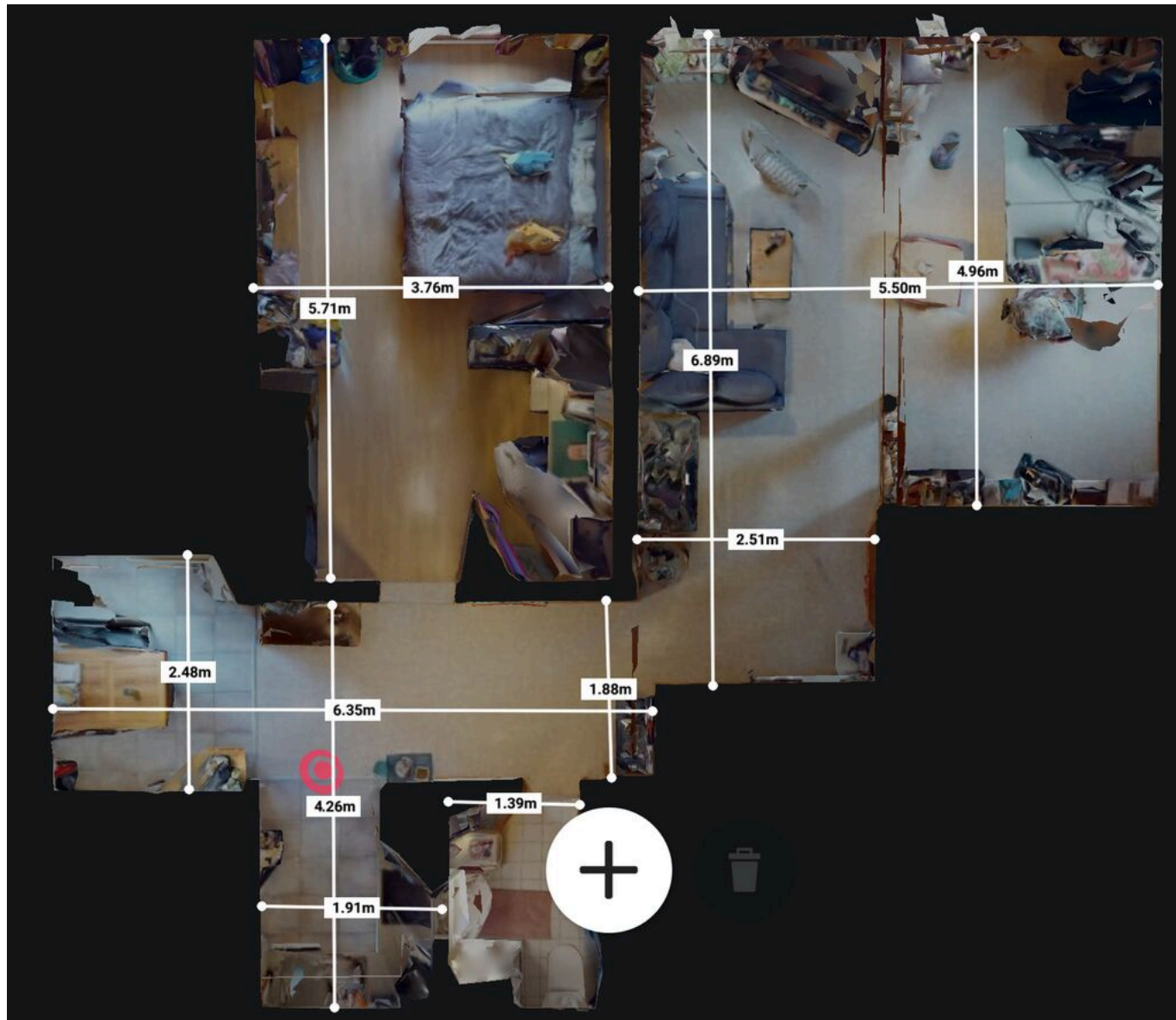


3.5 OG Zimmer



2.5 DG Dollhouse-View

# Piano



2.5 DG Grundriss

# Vista interiore



2.5 DG Wohnbereich



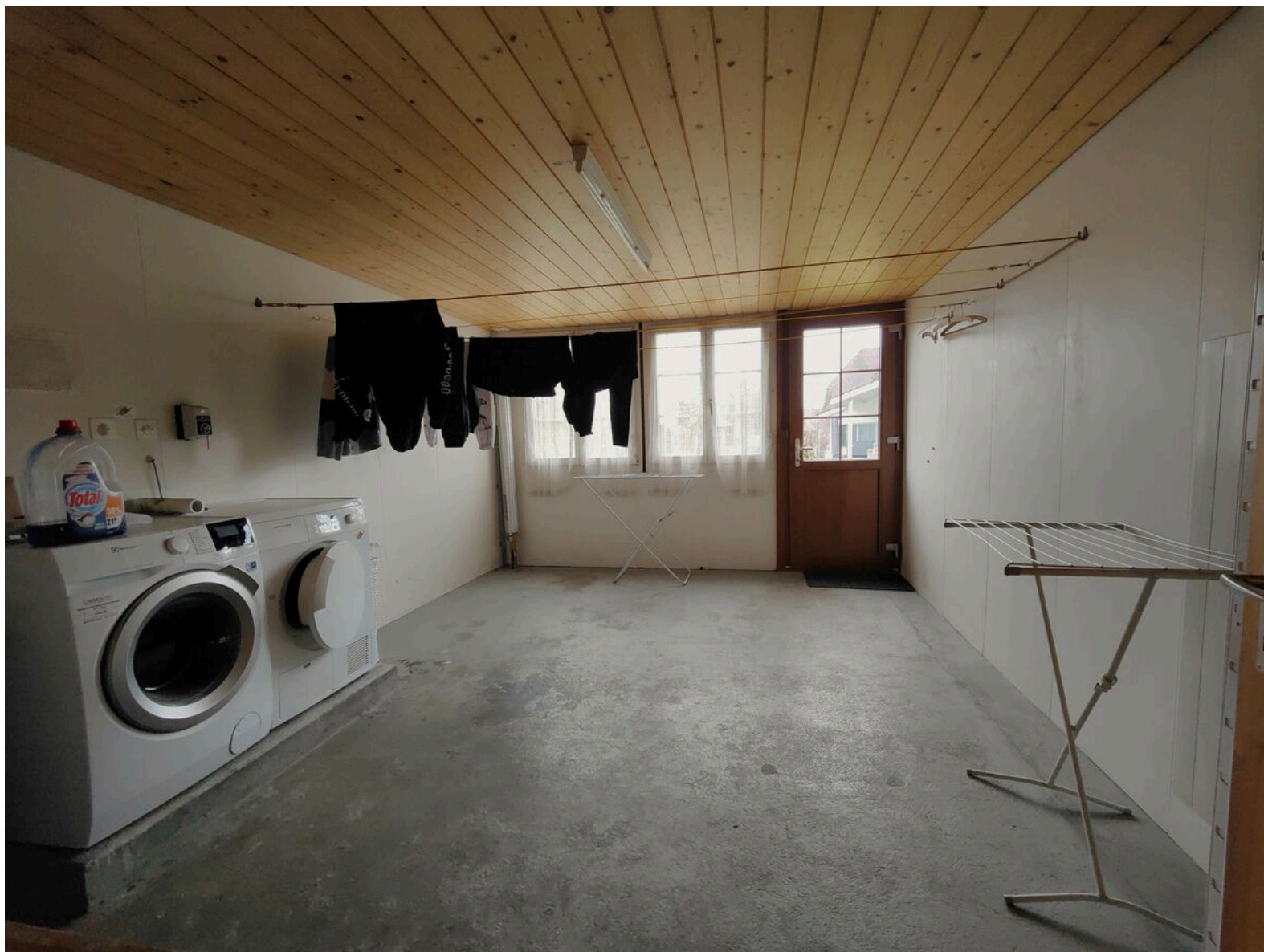
2.5 DG Küche



2.5 DG Essbereich



2.5 DG Bad



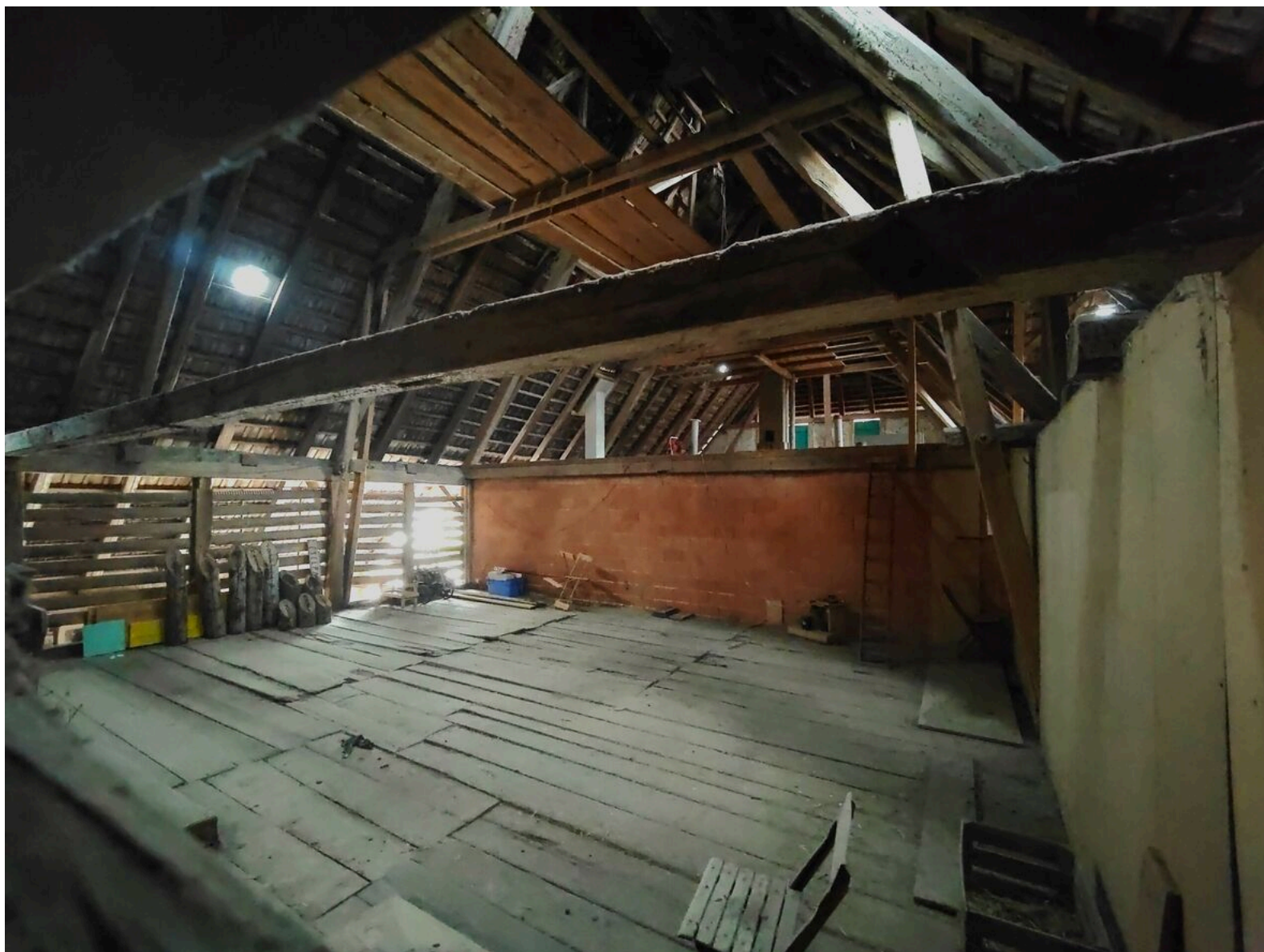
Waschraum mit Ausgang auf die Grünfläche



Gewölbekeller



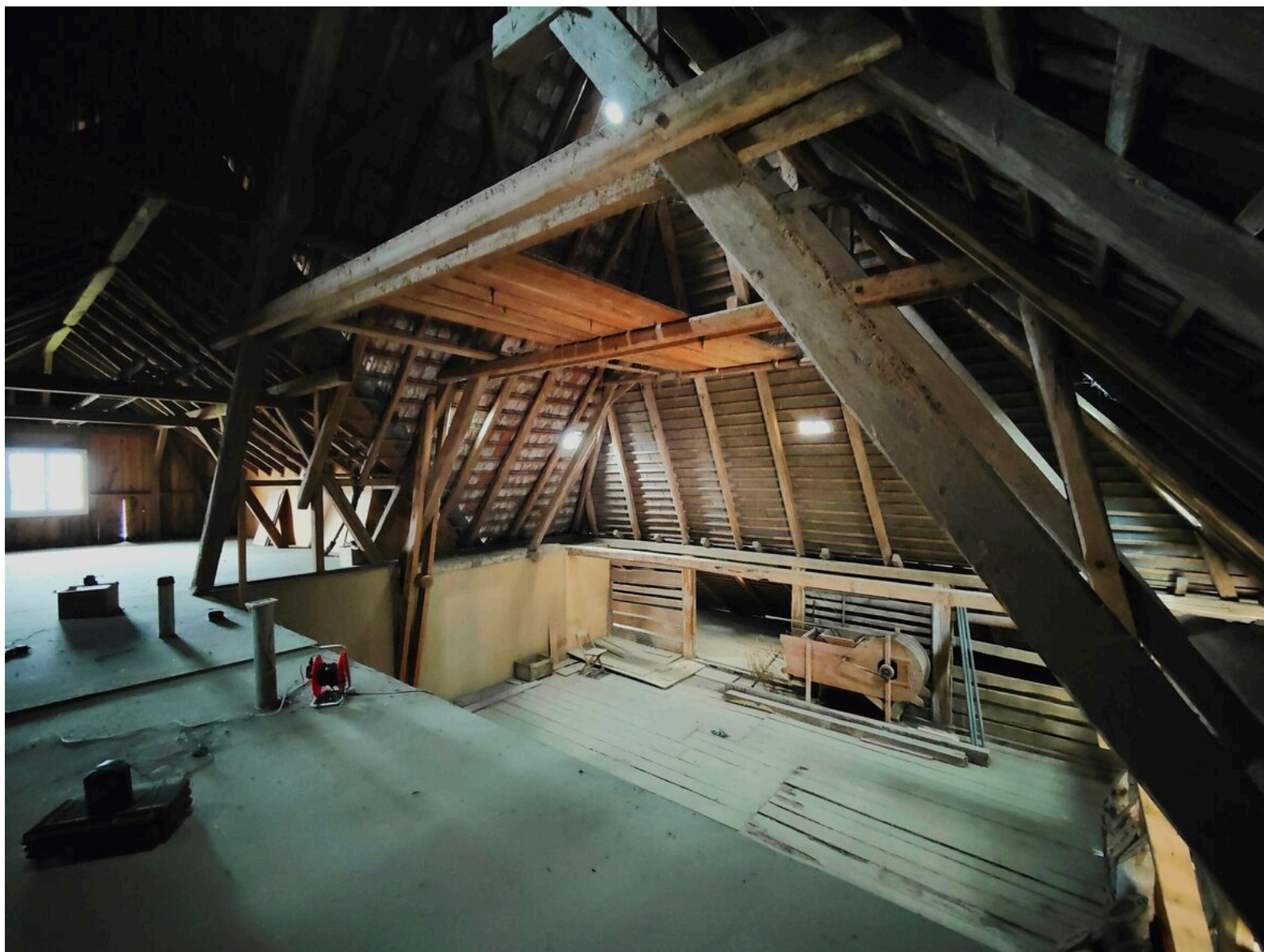
Stall



Impressionen Ausbaupotenzial

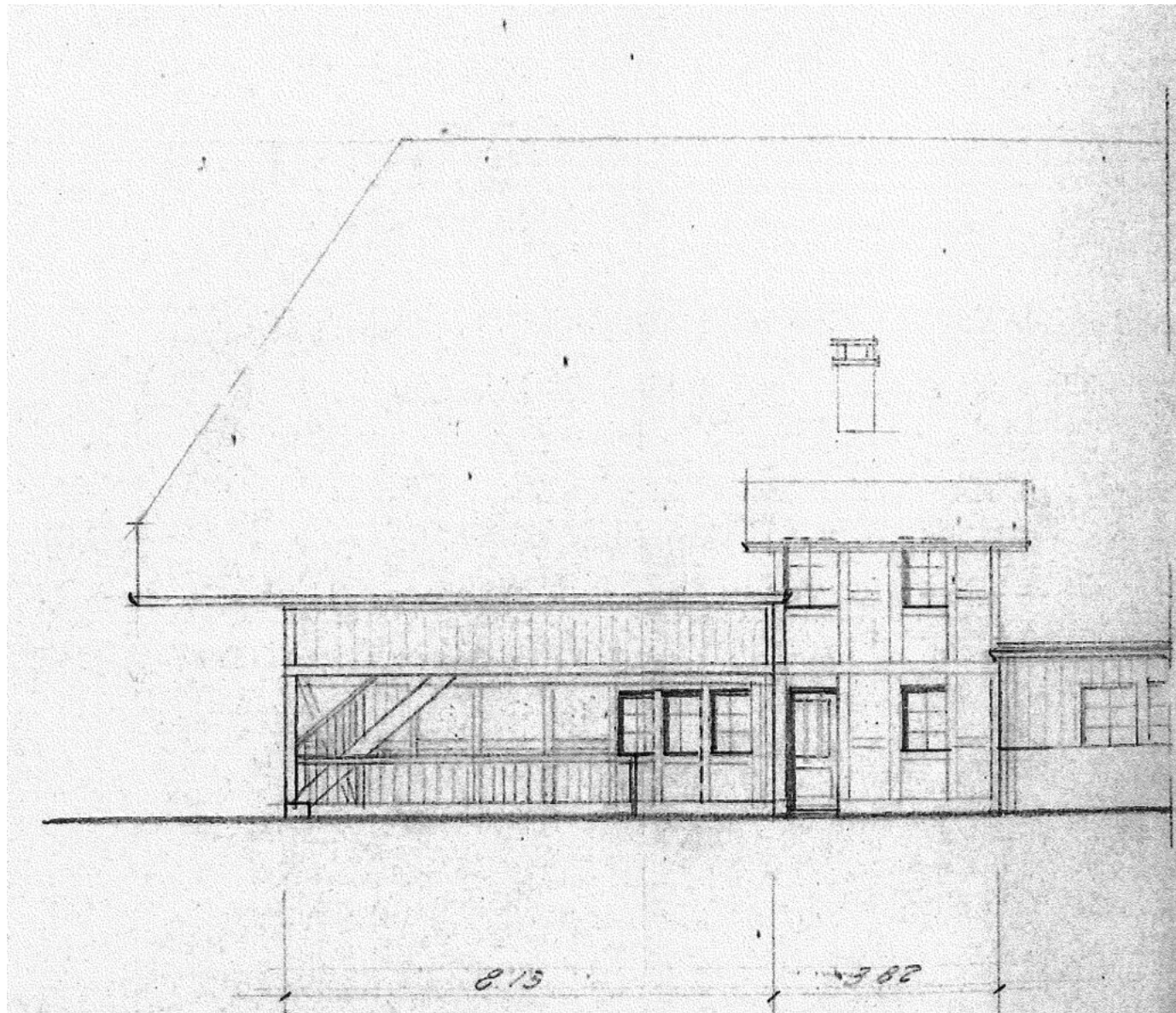




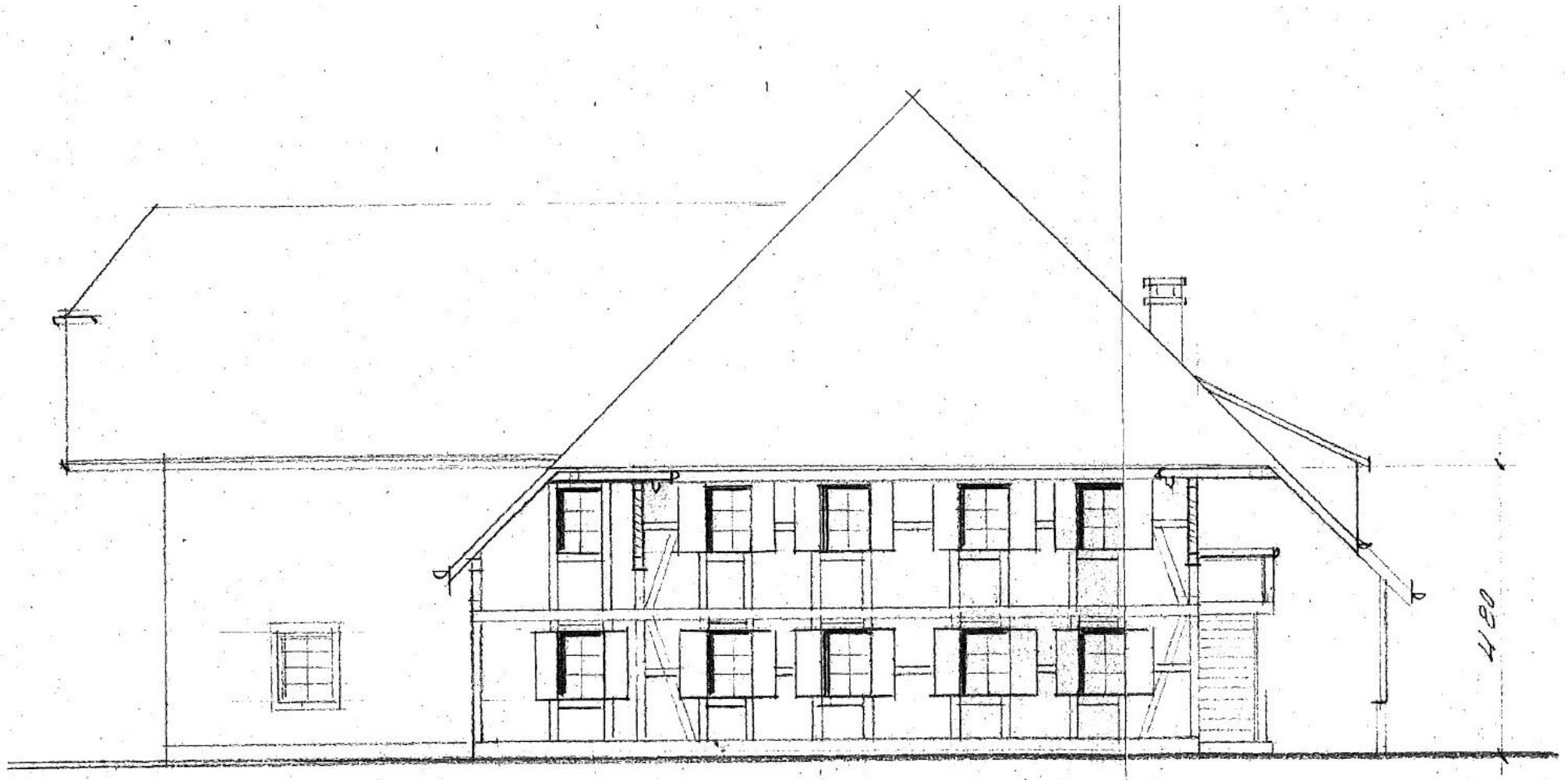




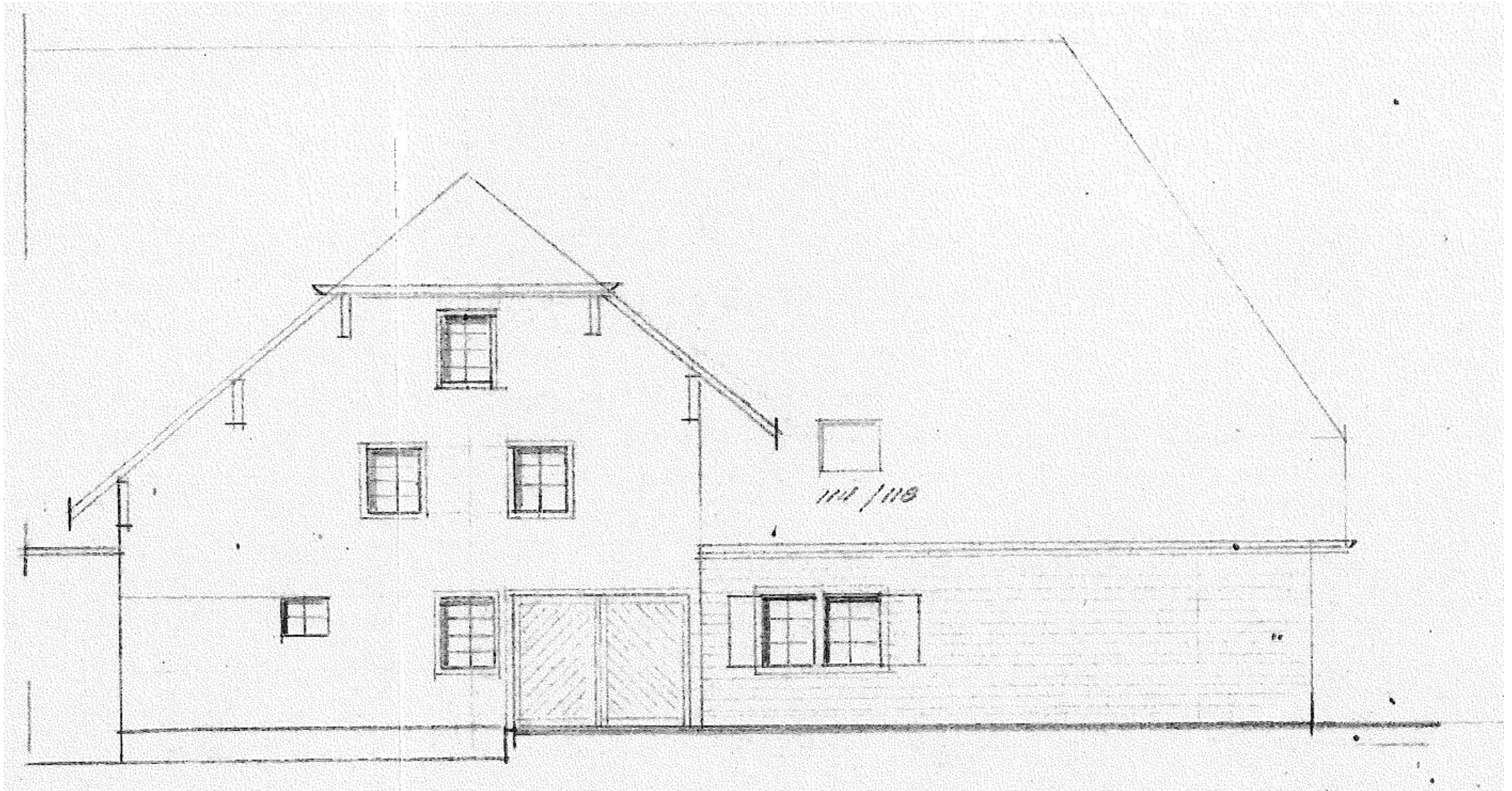
# Piano



Ostansicht



Südansicht



Westansicht

# Contatto

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## Contatto visita

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# Note

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