

EXPOSE

PROPERTY FOR RENT



*Living with
an exceptional view*

FOR RENT:

Fully equipped and furnished 7.5 room
semi-detached house

in 3065 Bolligen/Habstetten, from 1st November 2024

WELCOME

*Relax
with a city view*



YOUR NEW HOME

The property is located in a central and child-friendly residential area in the popular **municipality of Bolligen**. The phenomenal local recreation area impresses with forests, meadows, hills and streams. Beautiful hiking and cycling trails in the Bantigen and Grauholz recreation areas invite you to enjoy active leisure activities.

Indoor swimming pool, tennis facilities and sports fields are also available. Due to its elevated location at the foot of the Bantiger, **Habstetten** is also in autumn time largely free of fog. Kindergarten, schools (including Rudolf Steiner) up to the fourth grade offer sport education opportunities. In addition to the day school, three-day care centers and a daycare center on a farm offer childcare.

With the RBS train line S7 you can reach **Bern main station in 20 minutes**. Connections every 15 minutes. Bern's city center can be reached in 15 minutes by car and the Wankdorf and Schönbühl motorway access roads can be reached in 5 minutes and 10 minutes respectively. The International School of Bern is 15 minutes away and the Ecole Française Internationale de Berne (EFIB) is 20 minutes away as well Bern University Hospital can be reached in 15 minutes.



KEYPOINTS

For rent

Fully equipped and furnished 7.5 room semi-detached house in 3065 Bolligen/Habstetten, ready for occupancy on November 1st or by agreement/Minimum rental period 1 year, CHF 4,900 plus additional costs.

Stylishly furnished double family house with designer furniture

Fully equipped with dishes, bed linen, towels, garden furniture, three double beds (box spring), two rooms set up for home office etc.

Quiet location

Extremely quiet and sunny location with unobstructed views of the Alps and the city of Bern. The location is adjacent to a quiet and idyllic agricultural zone.

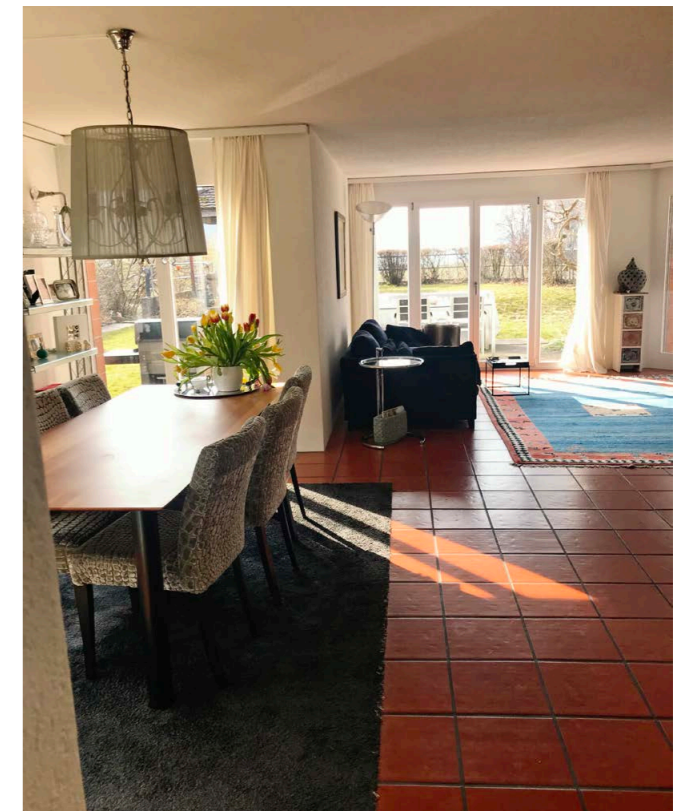
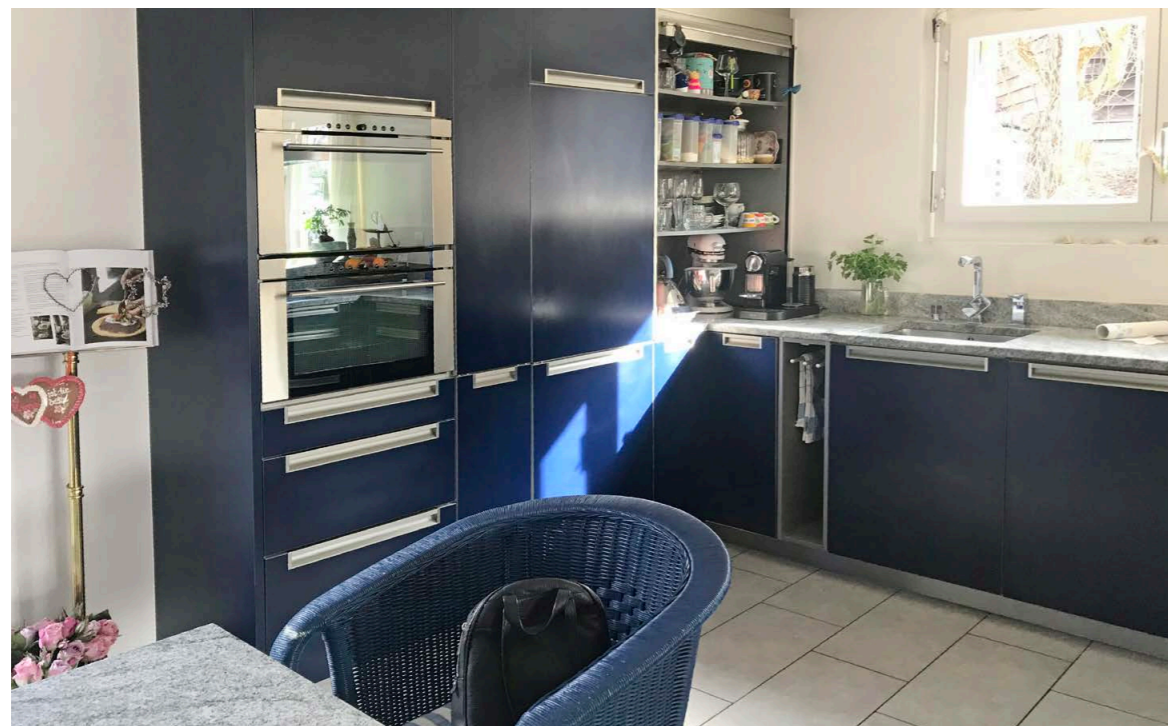
High standard interior design that has been continuously renovated and modernized

Modern and stylish kitchen with granite top, all V-ZUG kitchen appliances, additional Teppanyaki cooktop & combination steamer oven.

Miscellaneous

- Italian bathroom furniture from Tulli Zuccari, Geberit Aquaclean shower toilet, rain shower, starry sky ceiling light
- Parquet floors in all bedrooms, naturally oiled / built-in wardrobes
- Floor heating on all 3 floors including 1 heated cellar room. Terra cotta stone floors in the remaining rooms and stairs
- Covered balcony with a view of the city of Bern and the Alps
- Well-insulated facade masonry: shell masonry construction consisting of 12cm inner shell, 8cm insulation
- Cost-effective heating: new and modern heat pump
- Basement with sauna made of Nordic spruce: dry/hot sauna and steam sauna, fitness room, craft room, storage room for vegetables and fruit, wine cellar, laundry room etc. approx. 70.5 m²
- Covered outdoor lounge area (pergola) as well as additional garden seating/dining area with direct access from the living room; easy-care garden.
- Covered parking space for two cars
- Fully automatic blinds in the living area (ground floor)
- Biometric door access control
- Net living area approx. 204 m² / plot size 429 m²

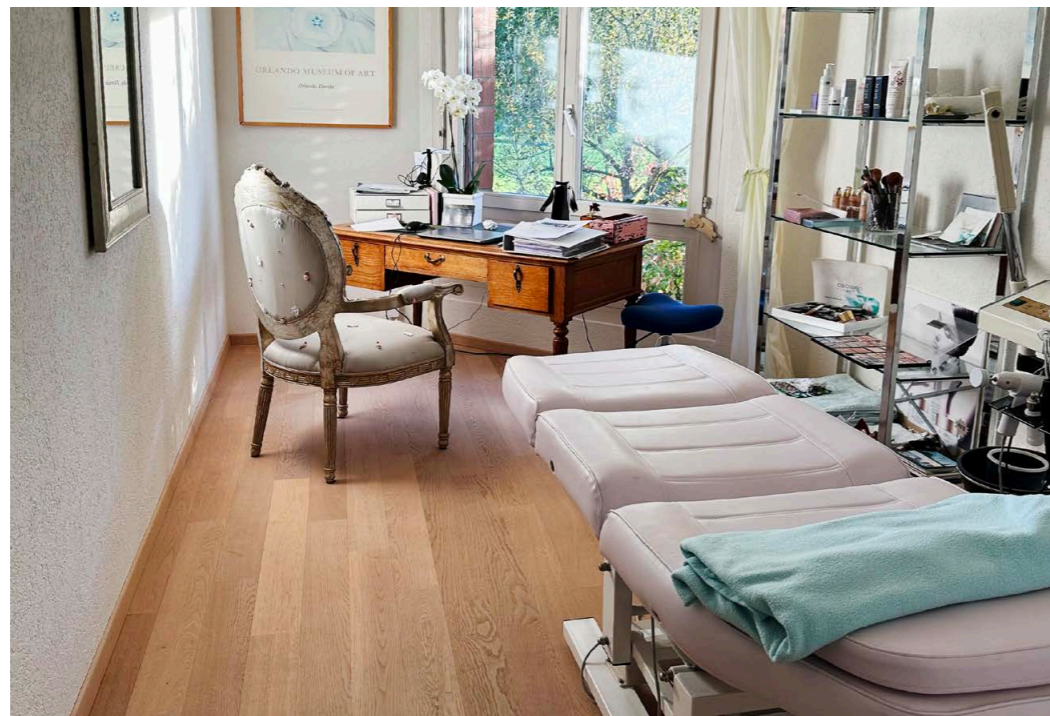
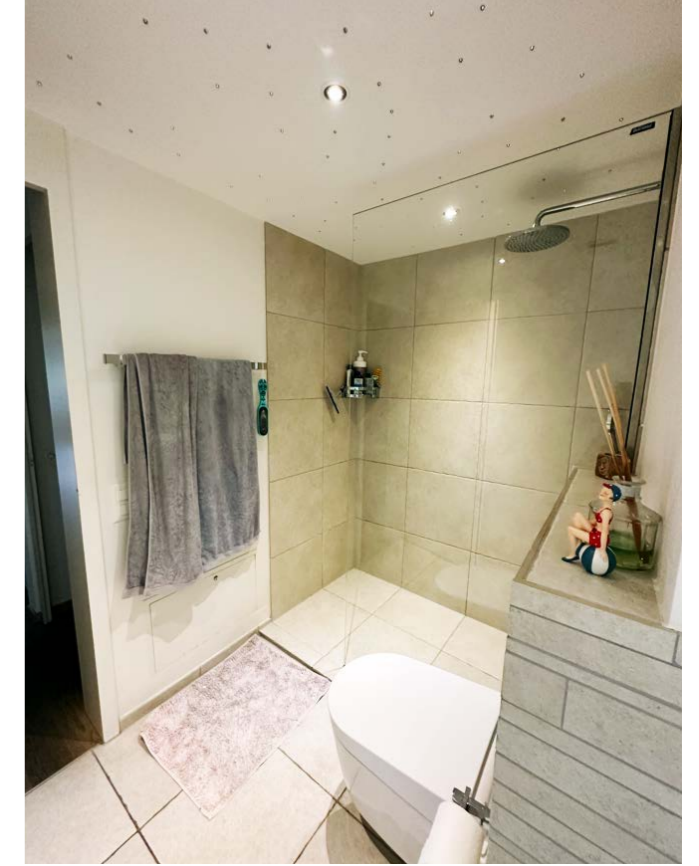
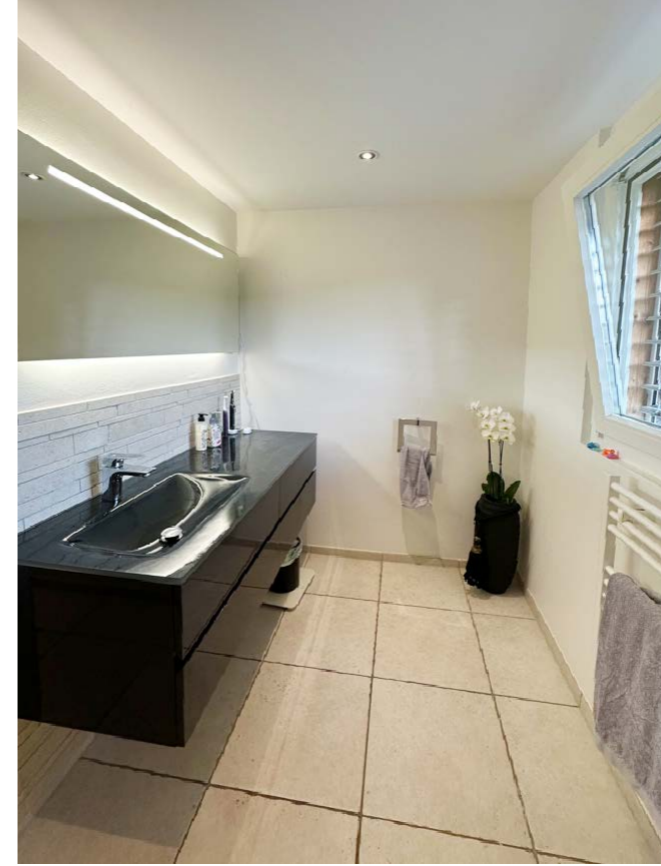


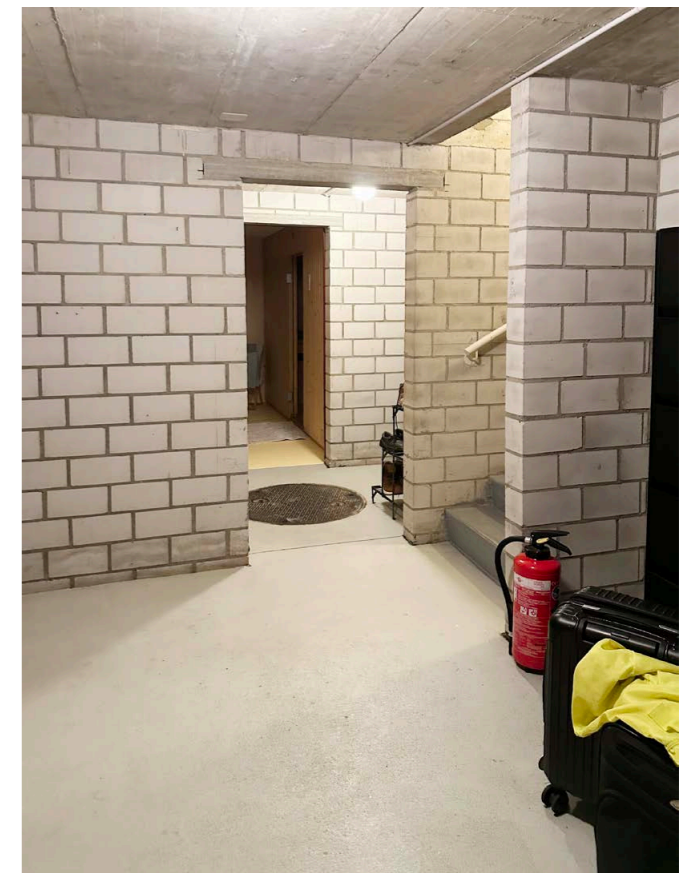


SLEEP - WORK



BATHROOM

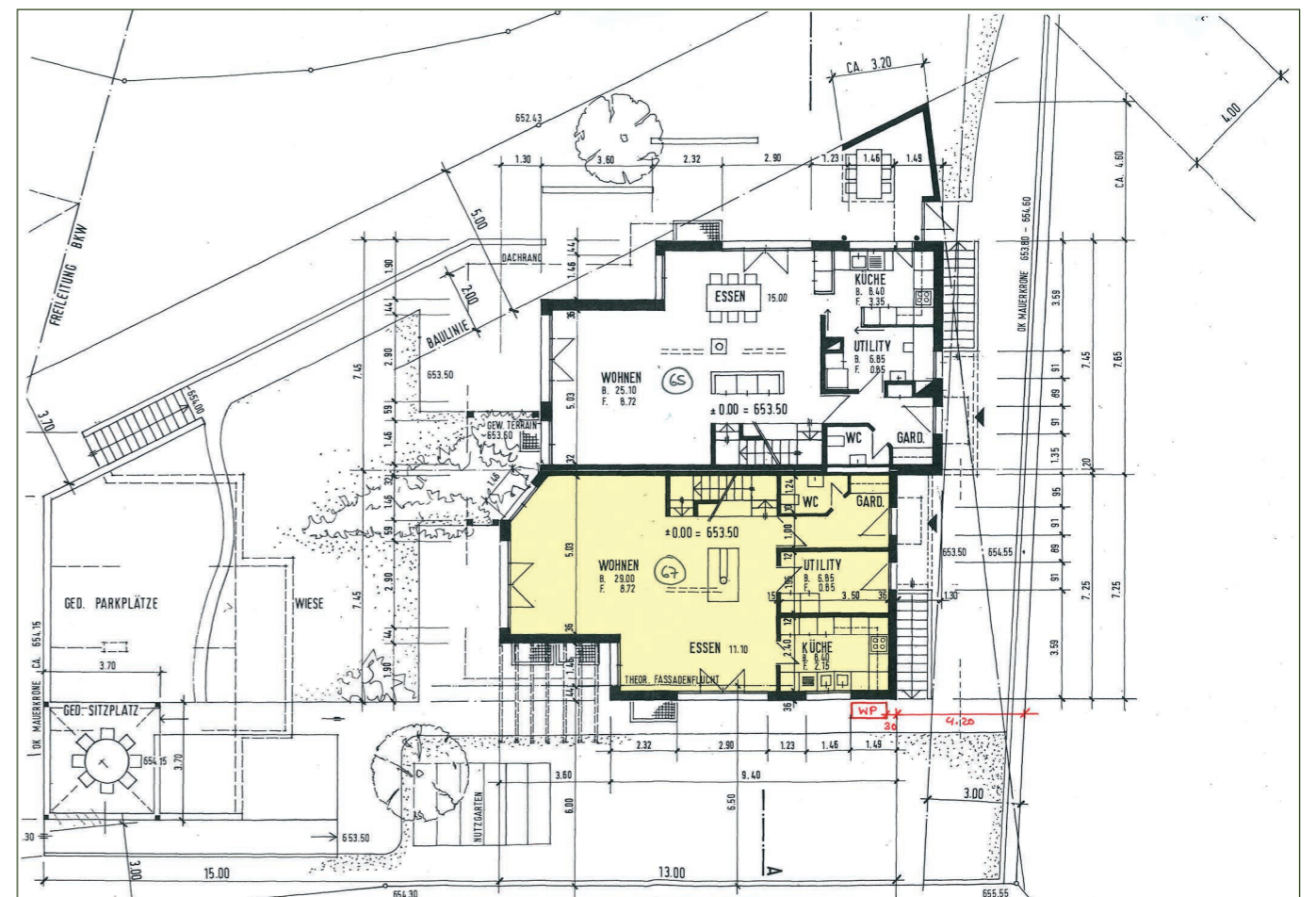
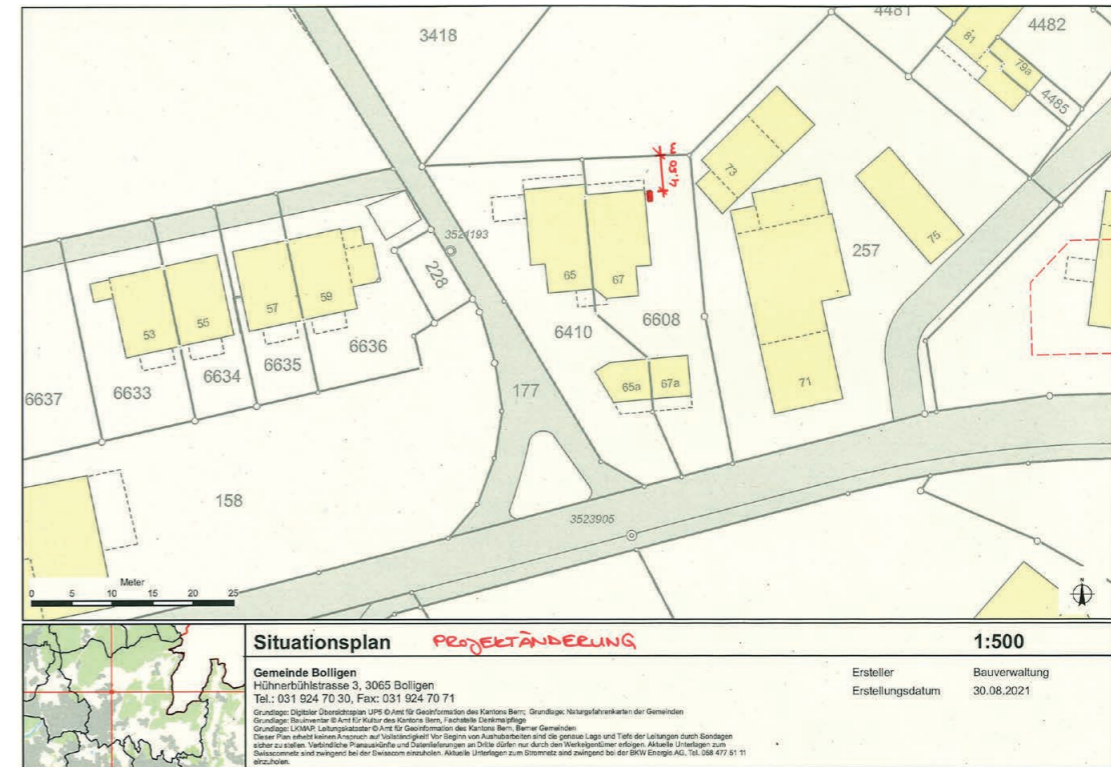




DRIVEWAY - PARKING PLACE



SITUATION PLAN - FLOOR PLAN



CONTACT

WE ARE HERE FOR YOU

**Would you like further information or
would you like to view this attractive detached house?**

I look forward to hearing from you:

Magdalena & Claudio Cabano

Dorfstrasse 67, 3065 Bolligen

Mobile: +41 79 249 73 23

E-Mail: magdalena.cabano@bluewin.ch