

for sale

Mürren

Contemporary 4,5 room apartment with two balconies in the heart of Mürren



Meine Immobilie. Mein Zuhause.



RE/MAX
Interlaken



Mürren... pure nature, golden eagles high above, the fragrance of alpine roses, the sound of cowbells and alphorns

Environment and infrastructure

«My name is Bond, James Bond.» The agent who presented himself in such an unmistakable way made a decisive contribution to the fame of the Schilthorn. The mountain with its breathtaking panoramic views is today one of the top attractions of the Jungfrau region. Lying at the foot of the Schilthorn, Mürren has nevertheless remained a cosy mountain village.

Mürren – a former settlement of people from the Lötschen valley in the Valais, which still remains recognisable today from the design of the houses and the pronunciation of the Mürren dialect – is the highest, continually inhabited village settlement in the canton of Bern and lies on a terrace at 1650 metres, high above the Lauterbrunnen valley.

Mürren is very well developed by two cableways, the Mürren- and the Schilthornbahn. Together with four other places in Switzerland, the village is car-free throughout the year. Lauterbrunnen and Stechelberg offers sufficient parkingplaces. Learn more about the romantic and car-free resort under www.muerren.ch and www.wengen-muerren.ch

Quality of living

The "**Petit chalet**" is located in the heart of Mürren, near to the Schilthorn cableway to Stechelberg and the Schilthorn, and also within walking distance to the Lauterbrunnen train. For your breakfast is the bakery right next door. A grocery store, the post office and some good restaurants you will reach within in a few steps.

The apartment is situated on the first floor of a multi-family house with tree units. The location mediated peace, enhanced by the impressive views of the world of mountains with Eiger and Mönch.





A piece of the ideal world, mighty mountains, lush meadows and living in a lifestyle apartment – please enter...

Your apartment is located on the **first floor**. At the occurrence you'll find discrete luxury. Propelling on wonderful oak floors, which are laid in the whole flat - plates are installed in the bathrooms. The whole apartment is full of natural light, thanks to the many windows. The living room receives breath taking views of the imposing Mönch and Eiger, which you can also admire from the south- balcony, situated near to the living. In bad weather you sit comfortably by the crackling fireplace while you're preparing your cheese fondue in the open show kitchen. You will offer your friends a glass of white or red wine on the bar and the cosy evening can begin...

The **master bedroom** has an access to the western balcony, where you can enjoy the evening sun. The layout of this room is very original, because in the back a shower is separately set up.

A **further bedroom** also leads to this balcony . It's spacious as well and offers place for a double bed.

The **third bedroom** is located on the east side and surprises you with incredible views on the panoramic mountains.

The **bathroom** with a window has a bathtub, a double washbasin and a toilet.

The **shower** with a toilet is additionally decorated with a linen tower (washer/dryer).

In the **basement** you can set up your own wine cellar. You can easily leave your ski equipment in the provided storage room.













Cadastral data

- **year of build** 2003
- **official value** CHF 365'900
- **mortgage notes** CHF 500'000
- **value ratio** 360/1000
- **living space netto** 96m²
- **plot** 366m²
- **available from** 01.10.2014
- living/dining/kitchen
- open fire
- three bedrooms
- three bathrooms/shower and toilet
- two balconies
- skiroom, storage
- central oil-heating

your home



FLOORPLAN

Anzeige aller Grundbuchdaten

Dieser Auszug hat keine rechtsgültige Wirkung!

Liegenschaft Lauterbrunnen / 2408

Grundstückbeschreibung

Gemeinde	584 Lauterbrunnen	
Grundstück-Nr	2408	
E-GRID	CH 39462 40335 92	
Fläche	366 m ² , aus Koord. berechnete Fläche, definitiv anerkanntes Vermessungswerk	
Plan-Nr.	2295	
Belastete Teilflächen		
Lagebezeichnung	Gruebi	
Bodenbedeckung	Gebäude, 121 m ² Übrige befestigte Fläche, 68 m ² Strasse, Weg, Trottoir, Verkehrsinsel, 38 m ² Gartenanlage, Hofraum, 139 m ²	
Gebäude / Bauten	Wohnhaus, 121 m ²	Gruebi 1066, 3825 Mürren
Anmerkungen aus amtl. Vermessung		
Bemerkungen		

Dominierte Grundstücke

keine

Amtliche Bewertung

Aktueller Amtlicher Wert CHF	gültig ab Steuerjahr
(0) 0	2003

Eigentum

STW Lauterbrunnen 584/2408-1 zu 299/1000	09.04.2003 011-2003/1162/0 Begründung STWE
STW Lauterbrunnen 584/2408-2 zu 360/1000	09.04.2003 011-2003/1162/0 Begründung STWE
STW Lauterbrunnen 584/2408-3 zu 341/1000	09.04.2003 011-2003/1162/0 Begründung STWE

Anmerkungen

09.04.2003 011-2003/1162/0	Begründung von Stockwerkeigentum vor Erstellung des Gebäudes ID.011-2003/001792
23.05.2003 011-2003/1753/0	Stockwerkanteile verpfändet ID.011-2003/001881

Dienstbarkeiten

01.12.1953 011-V/3554	(L) Fusswegrecht ID.011-1999/014999 z.G. LIG Lauterbrunnen 584/3433
01.12.1953 011-V/3554	(R) Fusswegrecht ID.011-1999/014999 z.L. LIG Lauterbrunnen 584/3433
10.05.1955 011-V/4998	(L) Wegrecht ID.011-1999/014998 z.G. LIG Lauterbrunnen 584/2414 z.G. LIG Lauterbrunnen 584/3955 z.G. LIG Lauterbrunnen 584/4012 z.G. LIG Lauterbrunnen 584/4817
10.05.2000 011-2000/1332/0	(L) Leitungen ID.011-2000/002419 z.G. LIG Lauterbrunnen 584/6086
04.11.2002 011-2002/3362/0	(L) Wegrecht ID.011-2003/000095 z.G. LIG Lauterbrunnen 584/6086

Grundlasten

keine

Vormerkungen

keine

Grundpfandrechte

keine

Hängige Geschäfte

Grundbuchgeschäfte bis	19.03.2014	keine
Geometergeschäfte bis	20.03.2014	keine

Anzeige aller Grundbuchdaten

Dieser Auszug hat keine rechtsgültige Wirkung!

Stockwerkeigentum Lauterbrunnen / 2408-2

Grundstückbeschreibung

Gemeinde	584 Lauterbrunnen
Grundstück-Nr	2408-2
E-GRID	CH 99463 78535 10
Stammgrundstück	Lauterbrunnen 584/2408
Wertquote	360/1000
Index	4 1/2-Zimmerwohnung im Obergeschoss und Nebenraum

Bemerkungen

Dominierte Grundstücke

keine

Amtliche Bewertung

Aktueller Amtlicher Wert CHF
365'900

gültig ab Steuerjahr
2003

Eigentum

Alleineigentum

Levie-Mather Susan, 27.01.1963

05.05.2010 036-2010/1677/0 Kauf

Anmerkungen

09.04.2003 011-2003/1162/0	Begründung von Stockwerkeigentum vor Erstellung des Gebäudes ID.011-2003/001792
09.04.2003 011-2003/1162/0	Reglement der Stockwerkeigentümergeinschaft ID.011-2003/001793

Dienstbarkeiten

keine

Grundlasten

keine

Vormerkungen

keine

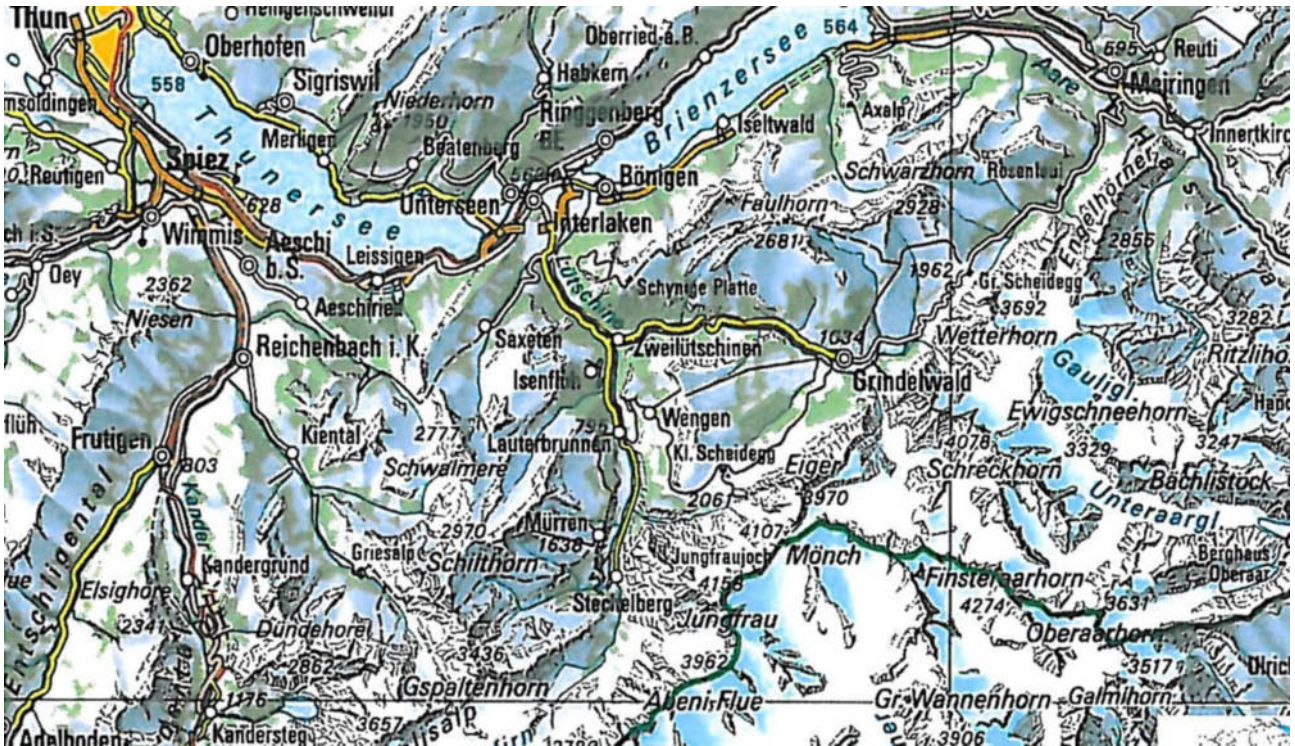
Grundpfandrechte

23.05.2003 011-2003/1754/0	Inhaber-Papier-Schuldbrief, Fr. 390'000.00, 1. Pfandstelle, Max. 10%, Einzelpfandrecht
05.05.2010 036-2010/1678/0	Inhaber-Papier-Schuldbrief, Fr. 110'000.00, 2. Pfandstelle, Max. 10%, Einzelpfandrecht
	Grundpfandgläubiger Luzerner Kantonalbank AG 05.05.2010 036-2010/1678/0

Hängige Geschäfte

Grundbuchgeschäfte bis 19.03.2014 keine
Geometergeschäfte bis 20.03.2014 keine

overview situation



detail situation



Important dates in a one-liner

Objektnummer 1031-08	REMAX number of the object
Wohnung	Apartment: 4.5 rooms
Adresse	Adress: Gruebi 1066
PLZ / Ort	Village: 3825 Mürren
Verfügbar ab	Available: 01.10.2014
Baujahr	Realisation of the building: 2003

Conditions

An inspection of the property is permitted only with the competent agencies. The entering of foreign land or property can cause a display in the Switzerland. Visits only make sense if you well know or have already spoken with a bank specialist in financing. Especially at holiday objects is important to note that a higher proportion of capital is needed.

All specifications and dimensions are subject to change. Errors and changes excepted. The advertised price is a real estimate. According to supply and demand, this can adapt to the market. Reserved each selling at the best deal.

The information in this documentation is intended for the recipient only and may without my be copied or somewhere in electronic way third parties provided consent.

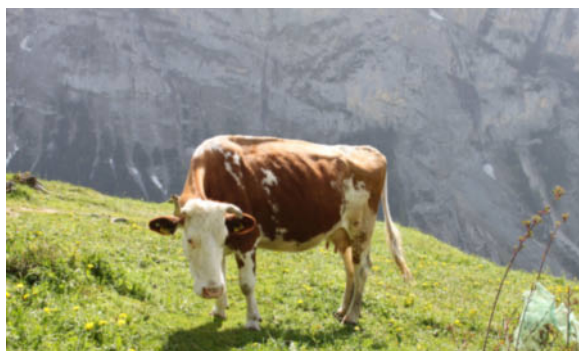
No contract can be derived on the basis of the delivery of this documentation. All claims of regarding any Commission or brokerage fees will be rejected by the ownership and RE/MAX.

The object is considered to be reserved if the reservation agreement is mutually signed, entered the first down payment of CHF 89'500 for us. Verbal reservations are not possible.

The Treaty - activities - and land costs as well as the & property transaction tax must be paid by the buyer. The seller assumes the any real property gains tax and the brokerage.

Fixed Price CHF 895'000

Meine Immobilie.
Mein Zuhause.



I like to hear your bells



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