



,Residence Eiger' Apartment with 3,5 rooms in the heart of Wengen,

Dorfstrasse, Wengen

Object Nr. 1030-9



CHF 610'000



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1. Description of location

Wengen is a village in the Bernese Oberland in the canton of Bern, located in central Switzerland at an elevation of 1,274 m (4,180 ft) above sea level. It is part of the Jungfrauregion and has approximately 1,300 year-round residents, which swells to 5,000 during summer and to 10,000 in the winter. The holiday resort is situated on a sunny terrace, sheltered from the wind, and has a family friendly skiing- and hiking area.

Primarily an alpine farming community, the village began to be visited by tourists in the early 19th century. Guesthouses and hotels began to be built in the mid-19th century. The building and opening of the Wengernalp Train-line in the 1890s made the village more accessible to tourists who previously had to walk up the steep slopes to the alpine village, opening the area for an expansion of tourism and the beginning of the ski industry.

Together with villages of Mürren, Isenfluh, Gimmelwald, Stechelberg and Lauterbrunnen, Wengen forms the political commune of Lauterbrunnen. It is one of very few car-free resort villages in Europe, although there are a few service vehicles, local farm vehicles, electric vehicles for taxiing to and from the railway station. This creates a tranquil atmosphere throughout the village and reduces traffic noise.

Wengen is serviced by the Rack railway system Wengernalpbahn (WAB), and the village is accessible directly from Lauterbrunnen, or by train from Grindelwald via Kleine Scheidegg, as well as by a series of gondola lifts from Grindelwald via Männlichen. In Kleine Scheidegg, the mountain pass at the foot of the Eiger, Monch and Jungfrau, passengers must disembark and change trains to travel down to Grindelwald and Grund.

The cable car Wengen-Männlichen operates seasonally. The view from the tram and from Männlichen above, affords clear vistas of Wengen and much of Lauterbrunnen Valley and small villages.

Wengen hosts the internationally well-known Lauberhorn ski races, and it is on the route of the Jungfrau Marathon. In summer you can enjoy the famous Felix Mendelssohn Bartholdy concert series, with first-class musicians. Winter and Summer, skiing or hiking, snow or sun, Wengen is a must for everyone who loves nature or sports!





2. Description of property

Situation

Wengen is situated in the heart of the Bernese Oberland, near to the city of Interlaken and at the foot of the three Alpkins, Eiger, Mönch and Jungfrau. The apartment building is in front of the railway station right in the middle of the village with the belle époque character. The airport Belp, near to the Swiss capital Bern, is only one hour away.

Surroundings/ Infrastructure

„Residence Eiger“ is situated in a former hotel in the center of the village near to all facilities. Railway station, skilift, tennis court and all shops are within walking distance.

Interior

The apartment is situated on the fourth floor of the residence-building and reachable by elevator or stairs. It has a living area with integrated kitchen, a balcony, two bedrooms and a bathroom. In the cellar you will find a ski- and a storage room

Kitchen/Bathroom

The kitchen is equipped with a dishwasher, a fridge and a four burner stove. The bathroom has a toilet, a bath and a sink.

Building quality

The construction of the building is of good quality and solid. The house framing is mostly constructed of concrete. A part of the sills and window frames consists of Swiss wood.





3. Property data

Real estate	Location Wengen	GB-Nr. 2983-29
Government Valuation	CHF 153'500	
Property insurance value	in additional costs	
Tax rent worth	CHF 9'800	
Easements	see Land register excerpt	
Registry debt approval	CHF 230'000	
Year of construction	1965	
Renovations	1983	
Living area	78 m ²	
Balcony / Terrace	9 m ²	
Additional costs	ca. CHF 350 a month	
Heating	central oil heating (under floor heating)	
Water heating	central	
Service connections	hotel facilities, restaurant in the building	
Date available	immediatly	

















4. Floor plan





5. Land register excerpt

Grundbuchamt Oberland, Dienststelle Interlaken

Grundbuch-Auszug

Stockwerk Lauterbrunnen / 2983-29

Grundbuch-Typ: Kantonal Form der Führung: Eidgenössisch
Vermessung: Eidgenössisch

Grundstückbeschreibung:

*Zu beachten: die mit * bezeichneten Angaben haben keine Grundbuchwirkung.*

Gemeinde: 584 Lauterbrunnen
Grundstück-Nr.: 2983-29
Stamm-Grundstück: LIG Lauterbrunnen/2983
Wertquote: 26/1000
Mit Sonderrecht an: 2-Zimmerwohnung im Dachgeschoss (Wohnung Nr. 27)
Dominierte Grundstücke:
Anmerkungen aus amtl.
Vermessung:
Amtlicher Wert*: CHF 153'500.--
Ertragswert*:
Bemerkungen*:

Eigentum:

Alleineigentum

16.12.1998 011-1998/3738/0 Schenkung

Anmerkungen:

27.04.1981 011-1981/1158/0	Begründung von Stockwerkeigentum vor Erstellung des Gebäudes ID.011-1999/037515	
27.04.1981 011-1981/1158/0	Reglement der Stockwerkeigentümergeinschaft ID.011-1999/037517	04.11.1988 011-1988/4031/0 08.05.2008 011-2008/1489/0 28.01.2009 011-2009/291/0
16.12.1998 011-1998/3738/0	Auflagen gem. BewG ID.011-2002/005777	

Dienstbarkeiten:

26.02.2009 011-2009/587/0 **R** **Benützungsrecht Abstellraum** ID.011-2009/000485
z.L. STW Lauterbrunnen/4254-2

Grundlasten:

keine

Vormerkungen: (Nachrückungsrechte siehe Grundpfandrechte)

keine

Grundpfandrechte:

03.12.1981 011-1981/3508/0 **1. Rang, Namen-Schuldbrief, CHF 230'000.00, Max. 8%,**
ID.011-2002/008976, Errichtet: 27.04.1981, 1158,
Einzelpfandrecht.

Hängige Geschäfte:

Tagebuchgeschäfte bis 05. September 2010: keine

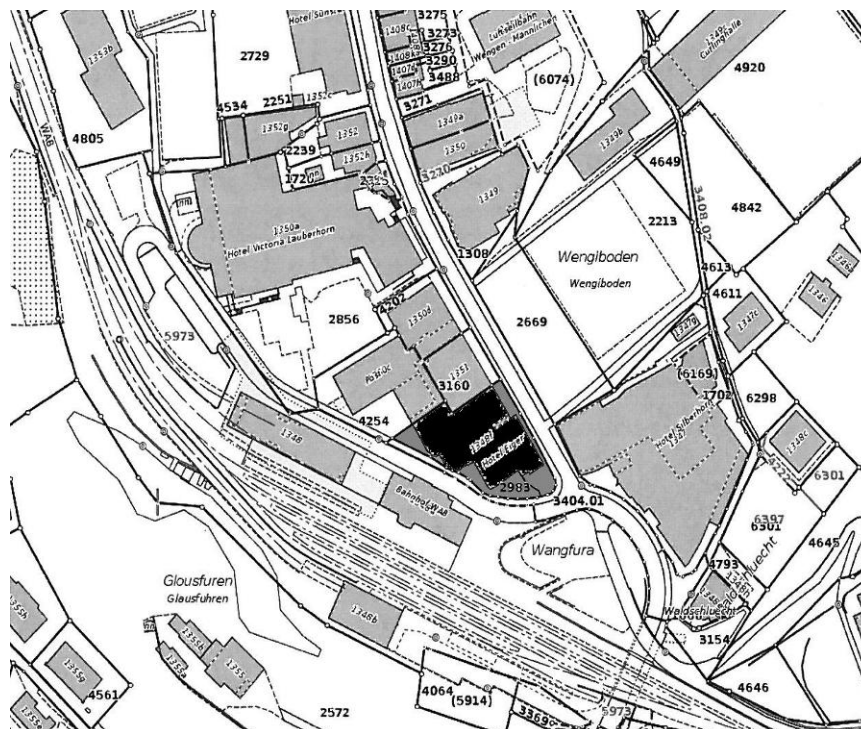
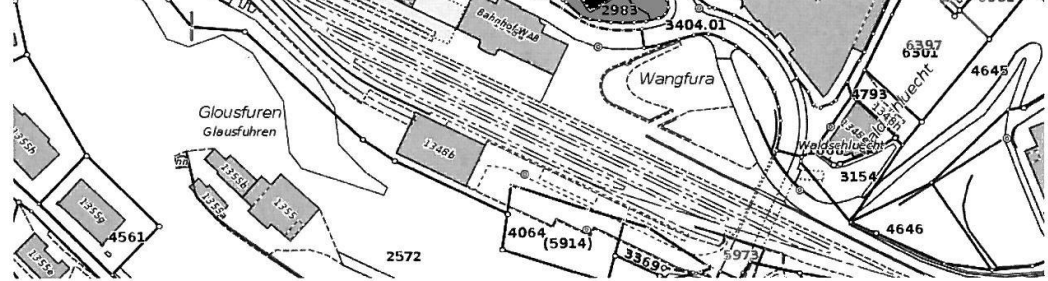


Hängige Geschäfte:

Tagebuchgeschäfte bis 05. September 2010: keine

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7. Conditions / Questions

Conditions

A viewing of the property is permitted only together with the responsible agent. The trespassing onto private real estate in Switzerland can lead to legal charges.

A viewing of the property makes sense only if you have researched your financial options or have already talked with a banker about them.

Especially for vacation properties it is important to note that a higher proportion of private funds or capital is required.

All details and measurements are given without guarantee. The possibility of mistakes and alterations are retained.

The asking price is a realistic indication of the property's value. Depending on offers and demand, the price may be adjusted to the market. We retain the right to sell to the highest bidder.

The information in this documentation is destined for the recipient only and may not, without my permission, be copied or passed on to third parties electronically or otherwise.

Receipt of this documentation does not oblige either party to a contract. At the same time both the present owners of the property and RE/MAX reject any claims from third parties for estate agency fees or other related costs.

The object is considered 'on hold and reserved' at such time as the sales contract is signed with RE/MAX Interlaken by both parties and the first deposit of CHF 2'000 has been lodged with us. Verbal reservations are not possible.

The contract, registration and land registration costs, as well as taxes and costs incurred by the change of ownership, are the buyer's responsibility. The land profit tax and the estate agency fee are the responsibility of the seller.

Notices:
