



## House Bigger than eight bedroom

388 m<sup>2</sup>, Land 545 m<sup>2</sup> Montlingen, Switzerland

Price upon request



Layout  
**Bigger than  
eight bedroom**

Area  
**388 m<sup>2</sup>**

Land  
**75 m<sup>2</sup>**

Terrace  
**30 m<sup>2</sup>**

Parking  
**10x parking\_tent**

We would like to present for sale a multi-purpose house after reconstruction with a usable area of 388 m<sup>2</sup> with a garden of 75 m<sup>2</sup> in the locality of Montlingen - Switzerland.

In the basement there is a spacious cellar, which is ideal as a storage space (ceiling height 2,30 m). The cellar allows direct access to the underground garage in which one parking space is available. The ground floor is ideal for an impressive showroom which gets plenty of natural light thanks to the large frontage with windows. On the first floor is a spacious area of 112 m<sup>2</sup> divided into three rooms by a plasterboard partition, which can easily be removed to create a large open space ideal for an apartment. On the attic floor you will find another space that is currently used as a studio. However, there is a possibility to use it as a comfortable bedroom and bathroom. Two terraces allow you to enjoy the sun at any time. This unique property offers you the opportunity to combine living and working under one roof. Next to the building there is ample parking space for approximately 8 vehicles, which are reserved exclusively for the owners. In addition, there are a further 4 parking spaces in front of the building which are available to visitors to the residential and commercial building as well as visitors to the neighbouring apartment block.

For more information, please do not hesitate to contact us.

<b>Built-up area</b>	128 m <sup>2</sup>
<b>Floor area</b>	388 m <sup>2</sup>
<b>Land</b>	75 m <sup>2</sup>
<b>Terrace</b>	30 m <sup>2</sup>
<b>Parking</b>	10x parking_tent
<b>Building energy rating</b>	G

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If the property does not suit you, please do not hesitate to contact us regarding your wishes. We have hundreds of foreign properties available and are ready to be your support in finding the right property.

## VÁŠ MAKLÉR



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