



LINDER
IMMOBILIEN

ATTIC APARTMENT

WETTSTEINSTRASSE 2

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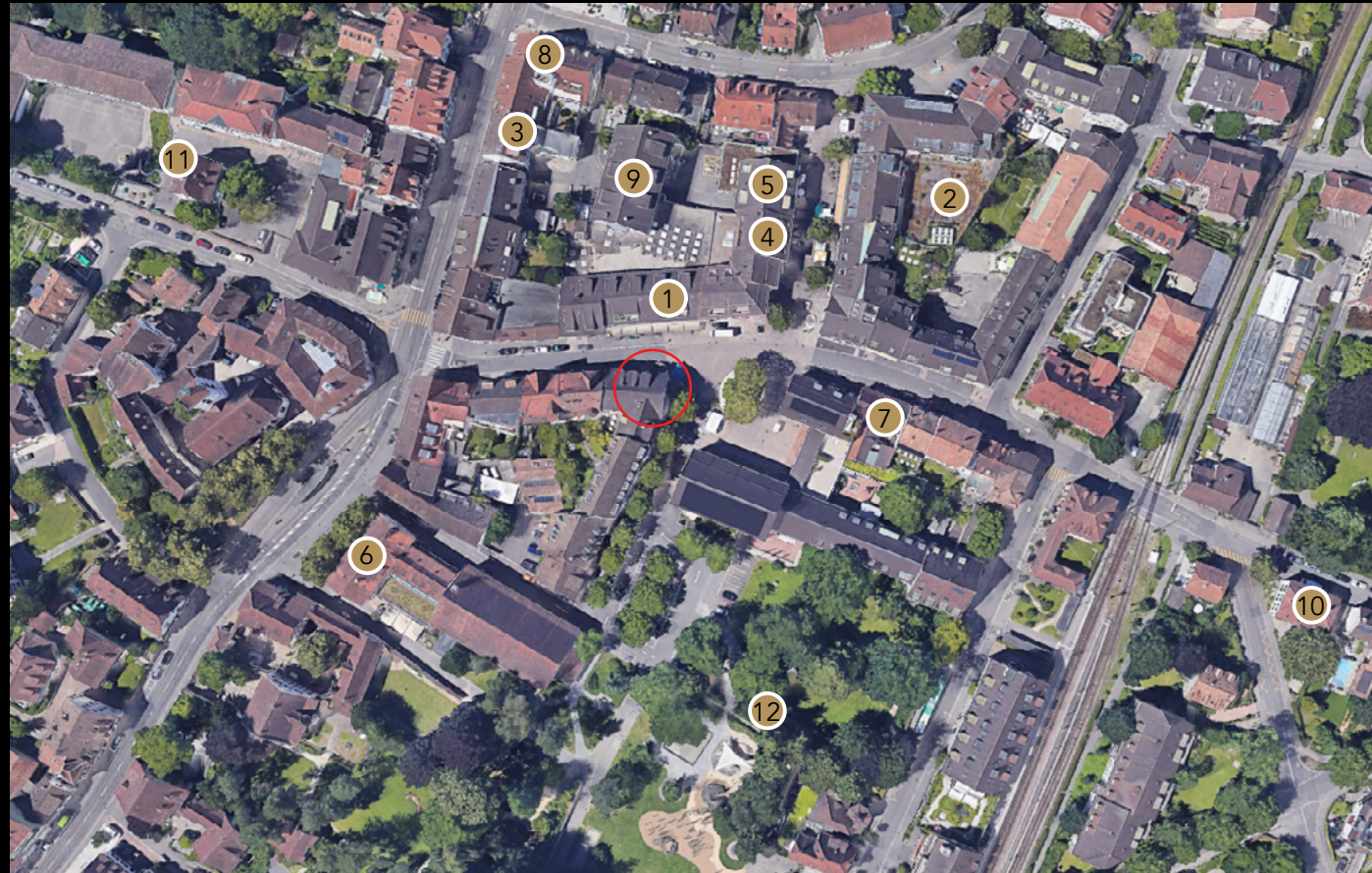
SITUATION

The attic flat at Wettsteinstrasse 2 is located directly in the centre of Riehen. Many everyday things can therefore be taken care of very easily and efficiently. Various grocery shops, pharmacies, bank branches, hairdressers and much more can be found in the immediate vicinity.

Two cafés and various restaurants invite you to linger.

The location is also ideal for families with children, as the Zottelbärli playgroup, a kindergarten and the Erlensträsschen primary school can easily be reached on foot in three minutes.

The Wettsteinanlage offers a beautiful park with a large children's playground and the Sarasinpark, as well as the Lange Erlen recreational area, are not far away.



1 Coop

2 Migros

3 Denner

4 Coffeehouse Sutter

5 Confiserie Brändli

6 Restaurant Landgasthof

7 Zur Grünen Amsel

8 La Tandure

9 Playgroup

10 Kindergarten

11 Primary School

12 Playground

RIEHEN

Riehen calls itself a „big, green village“ and rightly so. The many parks, large and small, as well as the extensive forest areas in the Lange Erlen and on the St. Chrischona offer a variety of beautiful local recreation areas. Riehen makes great efforts to preserve these and is therefore committed to a sustainable environmental and energy policy. Riehen has the largest geothermal plant in Switzerland and was awarded the „European Energy Award in Gold“ in 2004.

Over 100 clubs, from the Taekwondo School to the Whisky Circle Rieche, offer a wide range of leisure activities for children and adults, while the Fondation Beyeler and six other galleries, the Kunstraum Riehen and the Toy Museum also provide valuable cultural offerings. A music school for the musically talented is also available in Riehen.



Entrance Wenkenpark



Wenkenpark

Riehen has six daycare centers and 20 daycare families that look after infants of two months and older. Four elementary schools take care of the education of school-age children, while the grammar school and secondary school are located at Bäumlihof, which lies on the border between Basel and Riehen. Due to its family and youth policy, Riehen has also been the proud bearer of the Unicef label „Child Friendly Community“ since 2011.

Despite the rural character of the village, extended shopping is easily available in nearby Basel, which can be reached by public transport in 15 minutes. Riehen also has a well-developed public transport network and after 7 pm the Ruftaxi will take you from the Habermatten or from the Riehen Dorf tram stop directly to your front door upon presentation of a valid BVB ticket. Due to the proximity to the German border, a number of inexpensive shopping facilities and restaurants are available as well.

IMPRESSIONS



Fondation Beyeler



Fondation Beyeler Park



Riehen Village Center



Spring in Riehen

FLAT

Condition of the apartment building

With the extension of the attic flat, the house is being renovated at the same time. A new lift will be installed, the facade renovated and the roof will be renewed, including the necessary tinsmith work.

Flat

The floor plan is original, the flat unique. With 130 m² of usable space, the flat is spacious. The balcony, which is almost completely covered, can be added to the flat in winter and the partition wall made of insulating glazing, including the balcony furniture, can be stowed away in the réduit.

The master bedroom is large and high (pitched roof, 3.77 meters) and has direct access to the bathroom, which contains a bathtub and a shower. The second bathroom is also equipped with both a bathtub and a shower. There are three réduits, built-in wardrobes and the use of remaining space in the roof slopes, so there is more than enough storage space.



LIVING ROOM



DINING ROOM / KITCHEN



HOME OFFICE



FLOOR PLAN



IMPRESSUM

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Notice:

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