



TERRACED SINGLE-FAMILY HOUSE



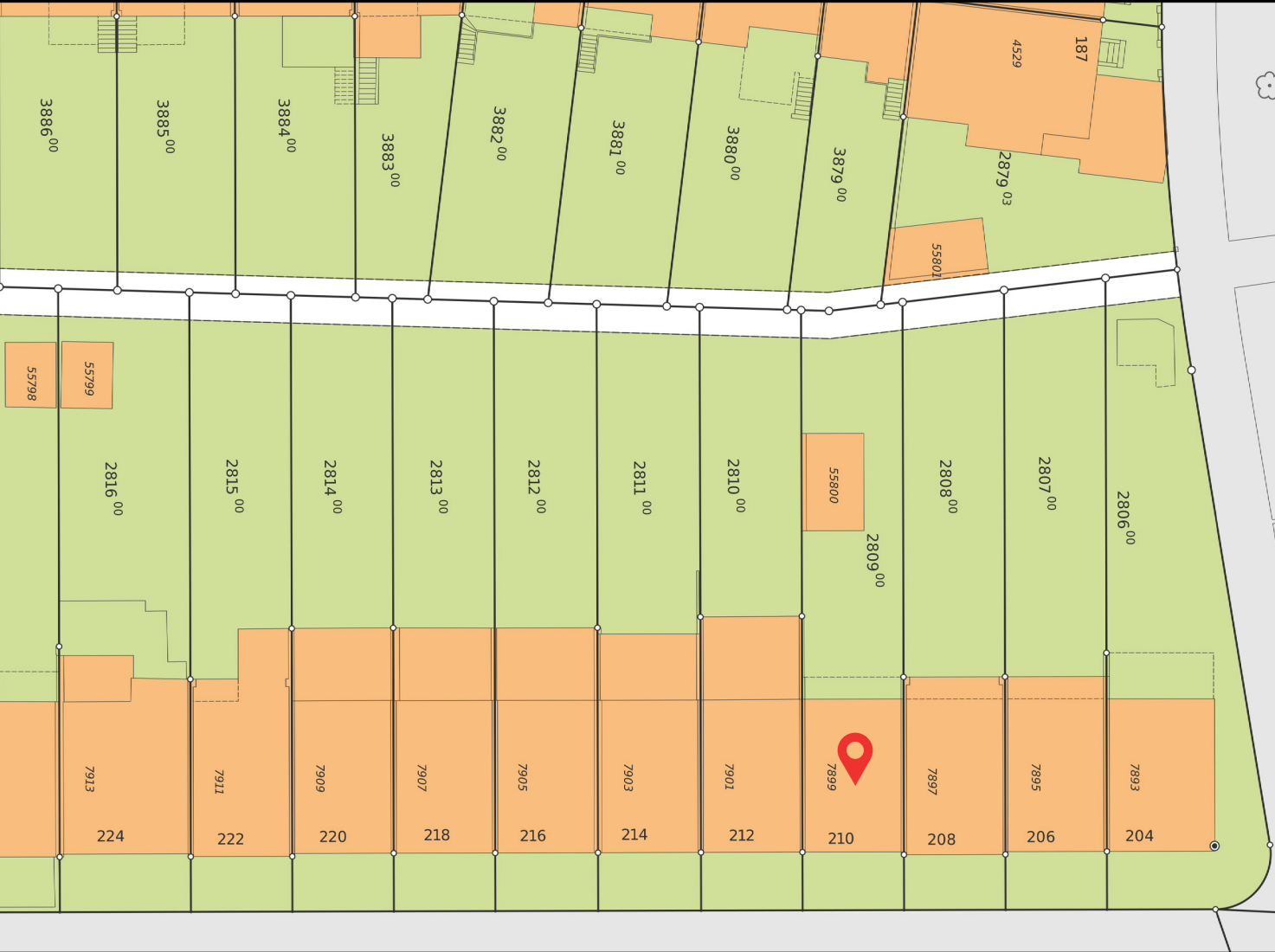
IM LANGEN LOH 210

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MICROLOCATION

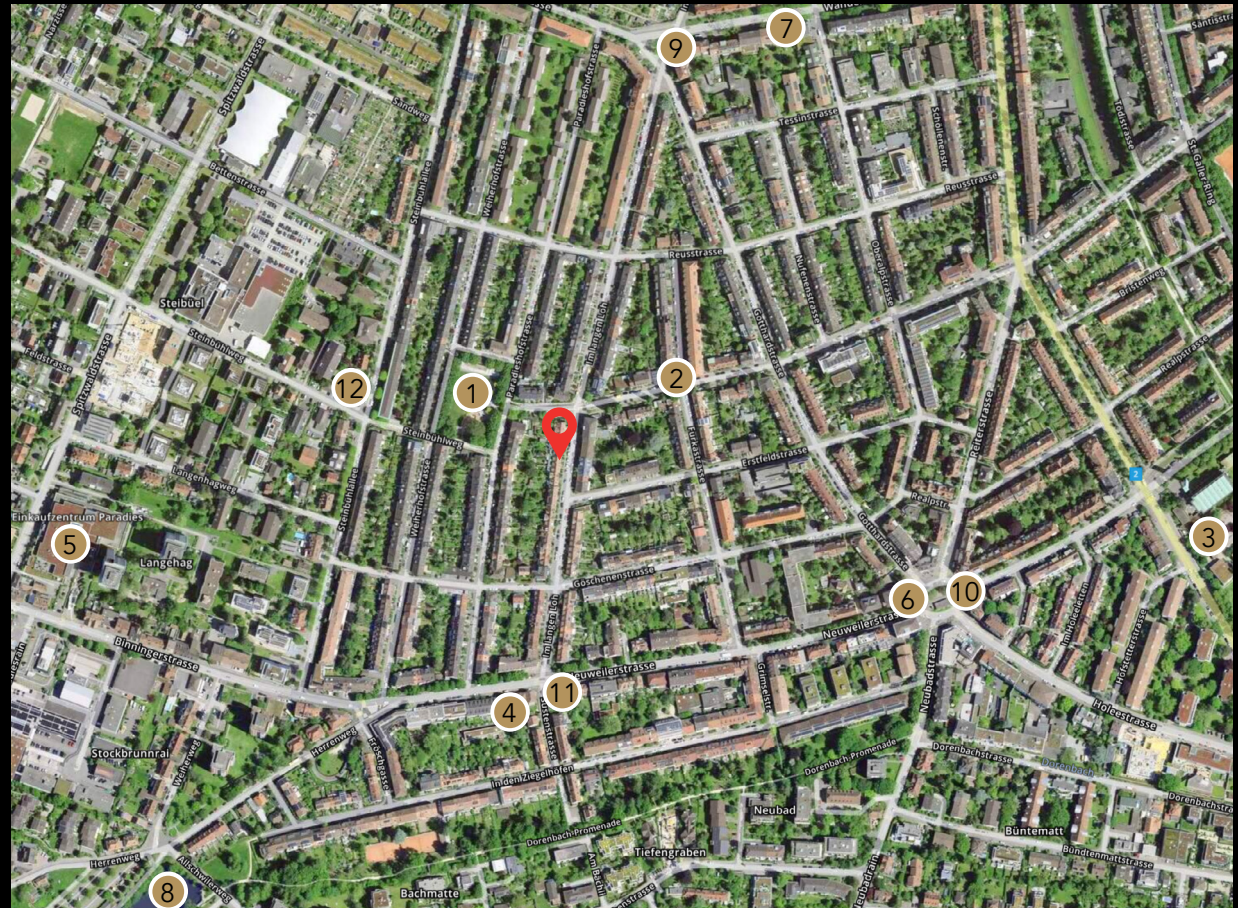


LOCATION

The Neubad quarter is known for its quiet and peaceful atmosphere. Here you can escape the stress and hustle and bustle of everyday life and live in a relaxed environment. The streets are quiet and the neighborhood is friendly and welcoming.

You don't have to go far for your daily errands. You will find various shopping facilities in the immediate vicinity, including supermarkets, bakeries and small stores. Everything you require for your daily needs is just a short walk away.

Families with children will particularly appreciate the proximity to nurseries and playgrounds. Your little ones can play and let off steam in a safe and child-friendly environment. The schools are also within easy reach, so the journey to school is short and safe.



- | | | | | | |
|----------------|-------------------|---|--|-------------------|----------------|
| 1 Playground | 3 Primary School | 5 Shopping Center Paradies | 7 Migros Partner | 9 Bus Nr. 33 / 48 | 11 Tram Nr. 8 |
| 2 Kindergarten | 4 Neuweiler Lädli | 6 Neuweilerplatz: Coop, Migros, Banks, Pharmacy, Post, Café | 8 Allschwiler Weiher, Forest, VitaParcours | 10 Bus Nr. 36 | 12 Gas Station |



BASEL

Basel is a city of culture with almost 40 museums, 274 registered associations and clubs, a Musical Theatre and many other cultural institutions and events, such as the world's largest art fair, Art Basel. The city has long been an important cultural centre, since the first university in present-day Switzerland was founded here in 1460, where many important personalities such as Erasmus of Rotterdam, Leonhard Euler and Friedrich Nietzsche have taught over the years.

However, Basel doesn't only look back on an illustrious history and lots of culture, but it is also the headquarters of the chemical and pharmaceutical companies Roche and Novartis and an important banking centre. The city has a well-developed public transport network, two railway stations from where you can reach all major destinations in Europe and its own airport. The location in the so-called border triangle with direct borders to Germany and France offers many opportunities or excursions, such as the bird park in Steinen or the



Messtower



Christmas Market

monkey mountain in Colmar, restaurant visits and extended shopping.

There is a good education system with 25 cantonal primary schools, 10 secondary schools and 5 grammar schools. An International school, private kindergartens and schools, as well as many day-care centres are available as well. The city has a large number of playgrounds, parks and easily accessible recreational areas such as the Lange Erlen with its animal park or the St. Chrischona forest area.

There is also a wide range of leisure activities available in the immediate vicinity of Basel with many interesting excursion destinations such as the Roman city of Augusta Raurica, the Goetheanum in Dornach or the late Gothic Monastery in Mariastein.

IMPRESSIONS



Cathedral



Petersplatz



Fasnacht



Joggeli

ARCHITECTURE

This charming detached house with Mediterranean flair is located in the family-friendly Neubad quarter. The house was built in 1924 and has been constantly maintained. In recent years, the kitchen, floors, windows and roof, including insulation, have been renewed.

The house impresses with its loving and original architecture and radiates a warm atmosphere due to the visible wooden elements. The good overall impression is rounded off by a garage box and a spacious garden with a west-facing covered seating area. The property offers interesting expansion and extension potential for growing families. A possible house extension of max. 3.4m is possible under building law.

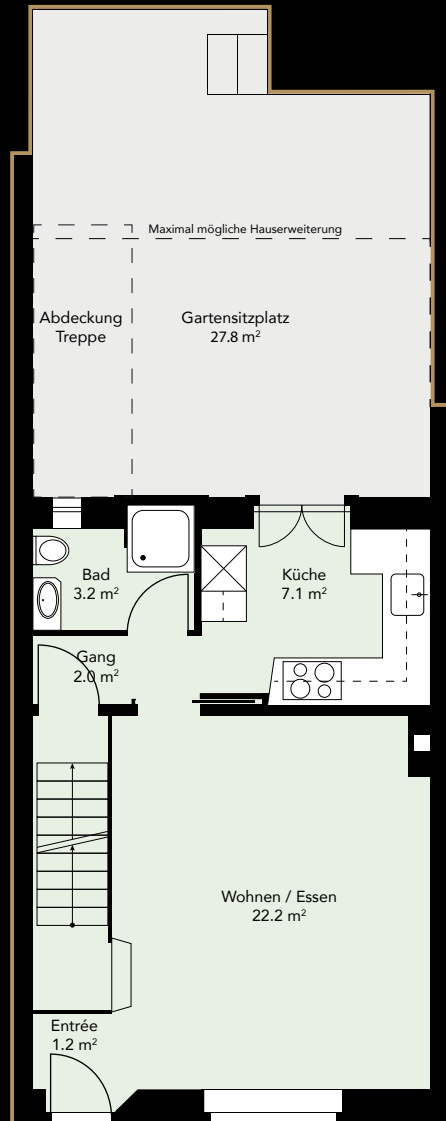
Don't miss out on this opportunity and come and see for yourself. We look forward to showing you this property in person.



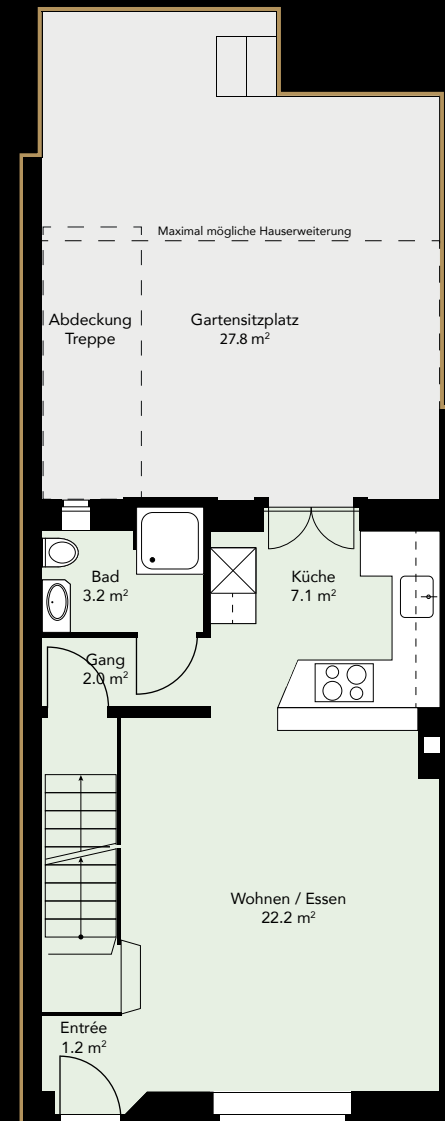
GARDEN



GROUND FLOOR



GROUND FLOOR ALTERNATIVE



KITCHEN



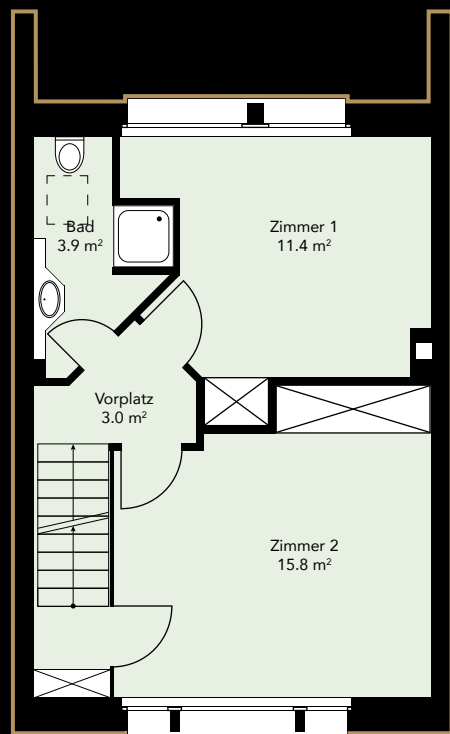
STAIRCASE



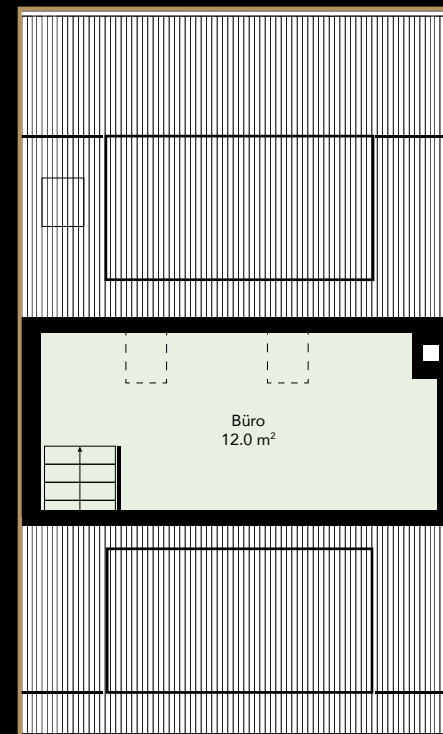
BATHROOM UPPER FLOOR



UPPER FLOOR



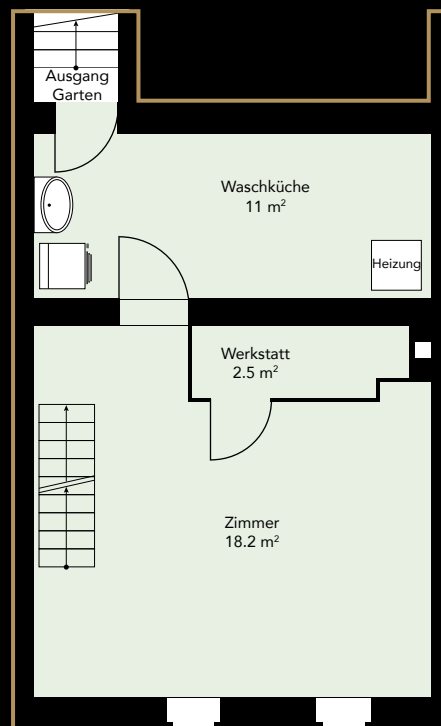
TOP FLOOR



OFFICE SPACE TOP FLOOR



BASEMENT



PLAYGROUND



IMPRESSUM

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Note:

The possibilities to expand the existing building are admissible by local building law but will be subject to the approval of the Cityscape Commission, which can only be obtained once a concrete project has been submitted.

No claims whatsoever can be derived from any plans, drawings, representations, area specifications, furnishings and their colours or descriptions.



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