



LINDER
IMMOBILIEN

SEMI-DETACHED HOUSE

MORYSTRASSE 31

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LOCATION

The semi-detached house at Morystrasse 31 is in a very quiet location, but still well connected to public transport. The nearby Migros Partner branch is just a few minutes away and it takes only five minutes to reach the Rauracherzentrum by using the bus lines 35 and 45. There is also a Coop Pronto at the Niederholz stop of tram line 6. The Migros and Coop branches are open 365 days a year.

The house is particularly interesting for families, as Morystrasse lies in the 30 zone and is generally not heavily trafficked.

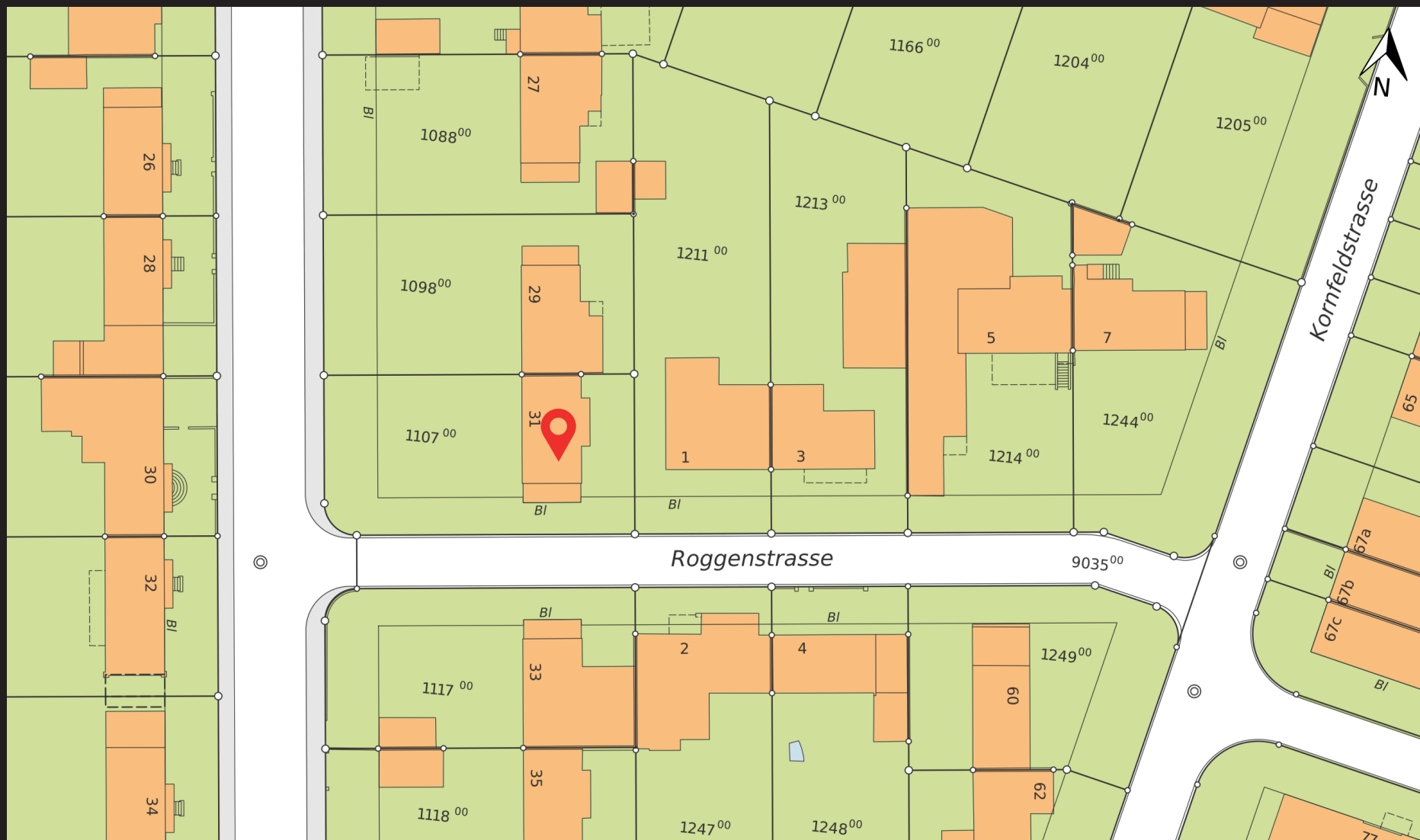
Kindergarten, primary school and children's playground are all in the immediate vicinity and can be reached on foot without having to cross a busy road.

The house also has a beautiful garden and the plot still has building reserves, so the floor space can still be expanded.



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|---------------------|------------------|
| ① Bus Nr. 35/45 | ⑤ Coop Pronto |
| ② Bus Nr. 34 | ⑥ Kindergarten |
| ③ Migros | ⑦ Primary School |
| ④ Rauracher Zentrum | ⑧ Playground |

SITUATION



INFORMATION ABOUT 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.

IMPRESSIONEN



Fondation Beyeler



Fondation Beyeler Park



Riehen Village Center



Spring in Riehen

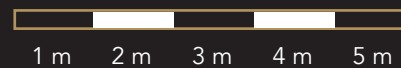
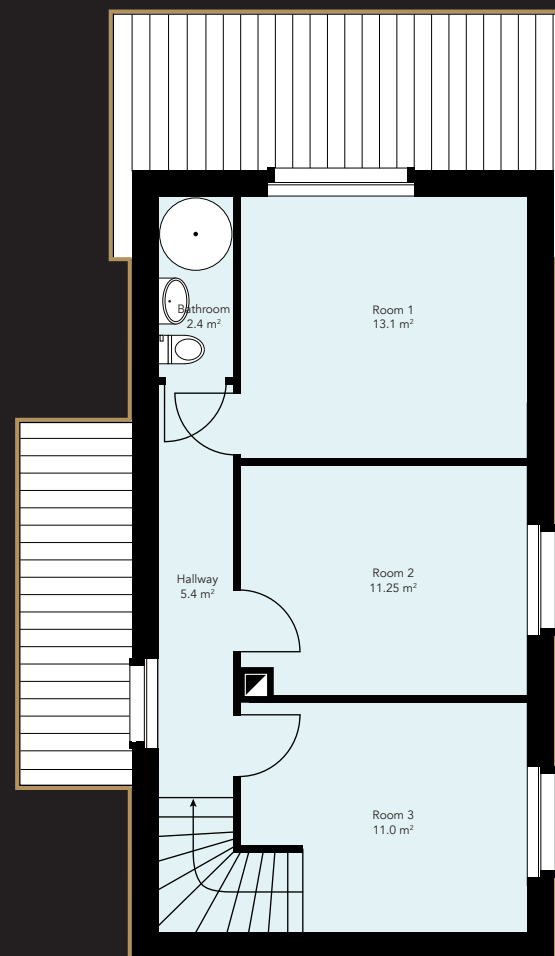
GARDEN



GROUND FLOOR



UPPER FLOOR



CONSTRUCTION OPTIONS

The semi-detached house at 31 Morystrasse is part of a larger overall concept with many semi-detached houses that should be preserved as far as possible. It is possible to build certain extensions and even to plan a new building, but for the benefit of the overall concept, specifications must be adhered to and the Ortsbildkommission also plays a major role in the approval phase.

The structure of the existing house shows the usual characteristics of the time:

- Rather small rooms
- Separate kitchen
- Few bathrooms

For an adaptation to today's needs, the following is available:

A rather large building reserve is available according to the building law.

Possibilities to add to the building are available and in accordance with the building law.

Thanks to the relatively large plot, it is also possible to plan additional, independent buildings (garage, office, living space).

In the case of a garage, despite the extension of the living space in the main building, an additional 1-room flat is possible. If no garage is built on the property, a small 2-room flat could even be realised.

The existing building can be adapted well to today's living standards. As can be seen in the alternative project, living, dining and cooking can be combined into one large room and an additional, complete bathroom can be built in on the ground floor.

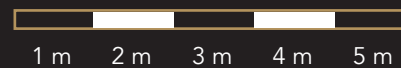
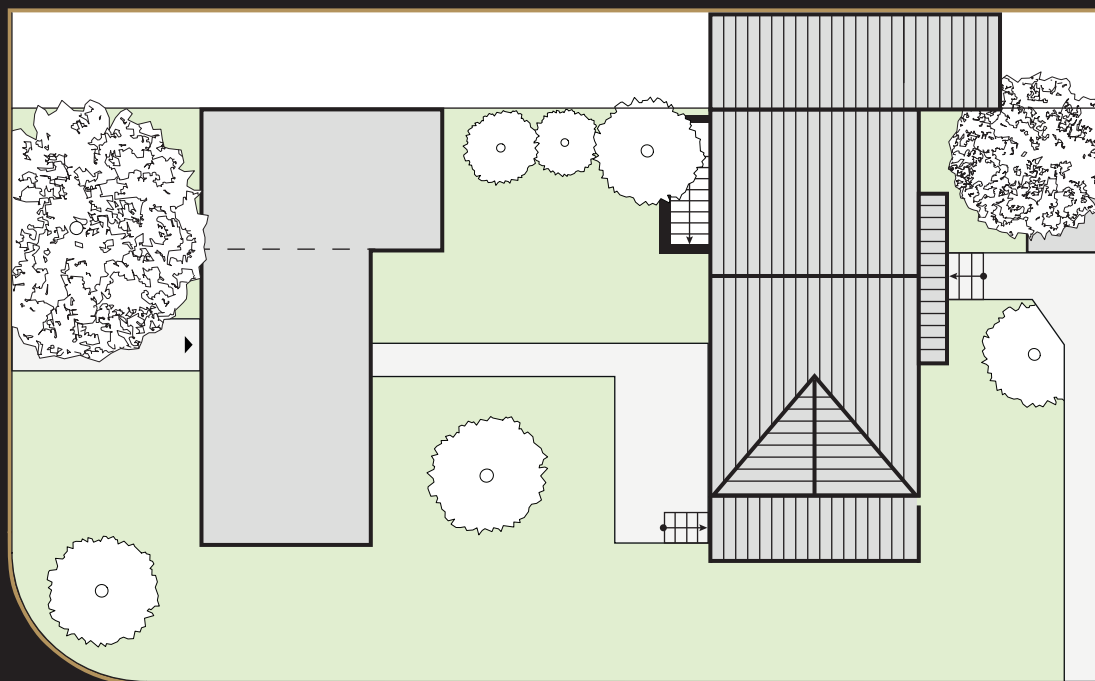
An additional, heated room with daylight can be built in the basement.

In an ideal renovation, the staircase should also be replaced and the flight of stairs should be changed.

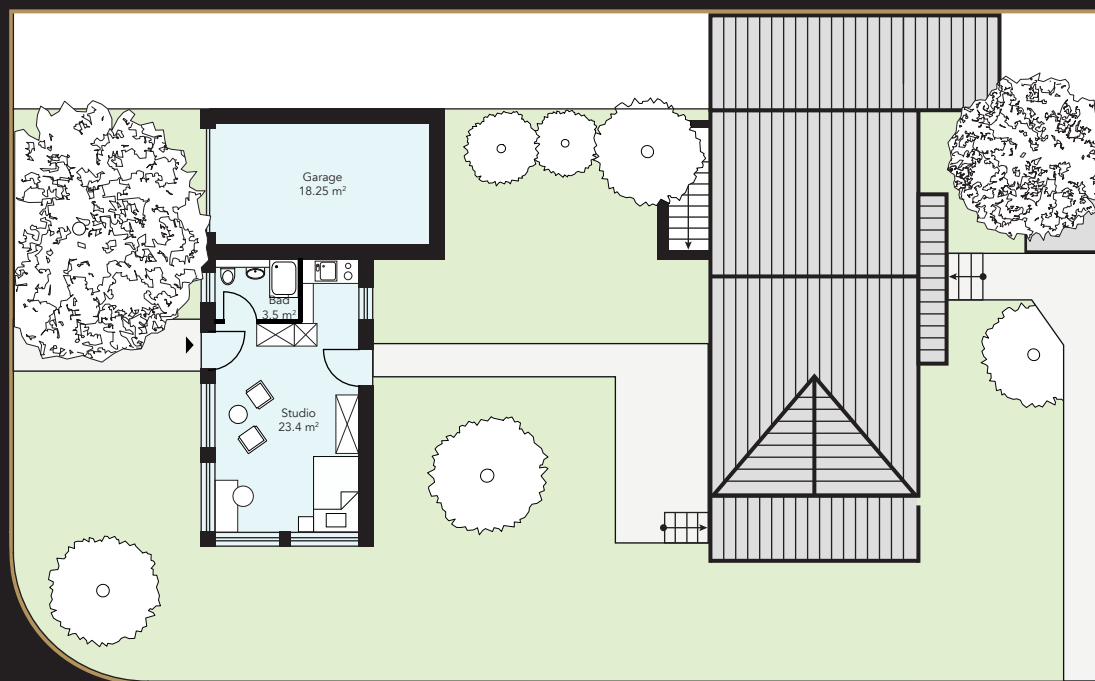
Even without an extension of the building, a beautiful 4 ½ room detached house with a large garden can be created in a very good, quiet location.



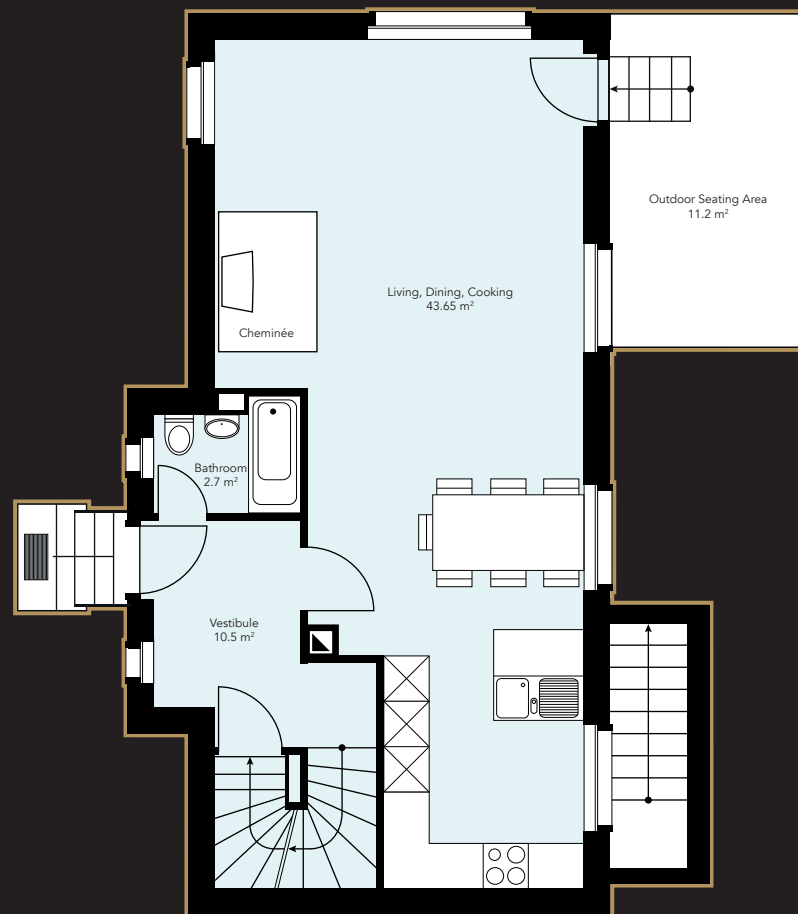
SITUATION NEW



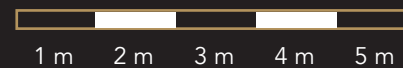
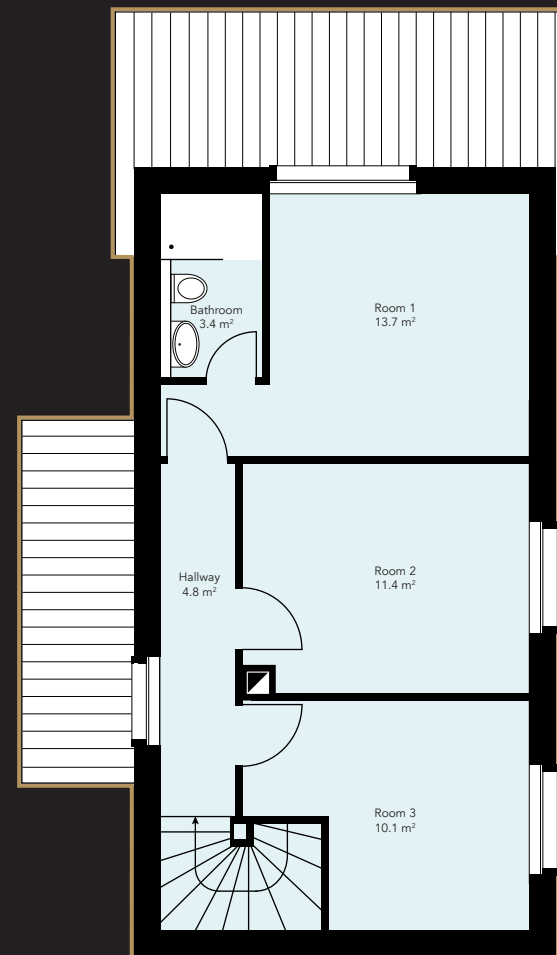
GARAGE AND ONE BEDROOM FLAT



GROUND FLOOR NEW



UPPER FLOOR NEW



VIEW



LEGAL NOTICE

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Photo Credits

Oliver Gary (<https://olivergary.com>)

All information (plans, visualizations) without guarantee
The costs for the implementation of the alternative floor plan are
not included in the purchase price

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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