



TERRACED HOUSE



SCHÄFERWEG 53

TABLE OF CONTENTS

Microlocation	3
Location	4
Basel	5
Impressions	6
Architecture	7
Garden	8
Floor Plan Ground Floor	9
Floor Plan Upper Floor	9
Courtyard View	10
Kitchen	11
Floor Plan Top Floor	12
Floor Plan Basement	12
Bathroom Top floor	13
Living Room	13
Bedroom Upper Floor	14
Chive Roof Garden	15
Imprint	16



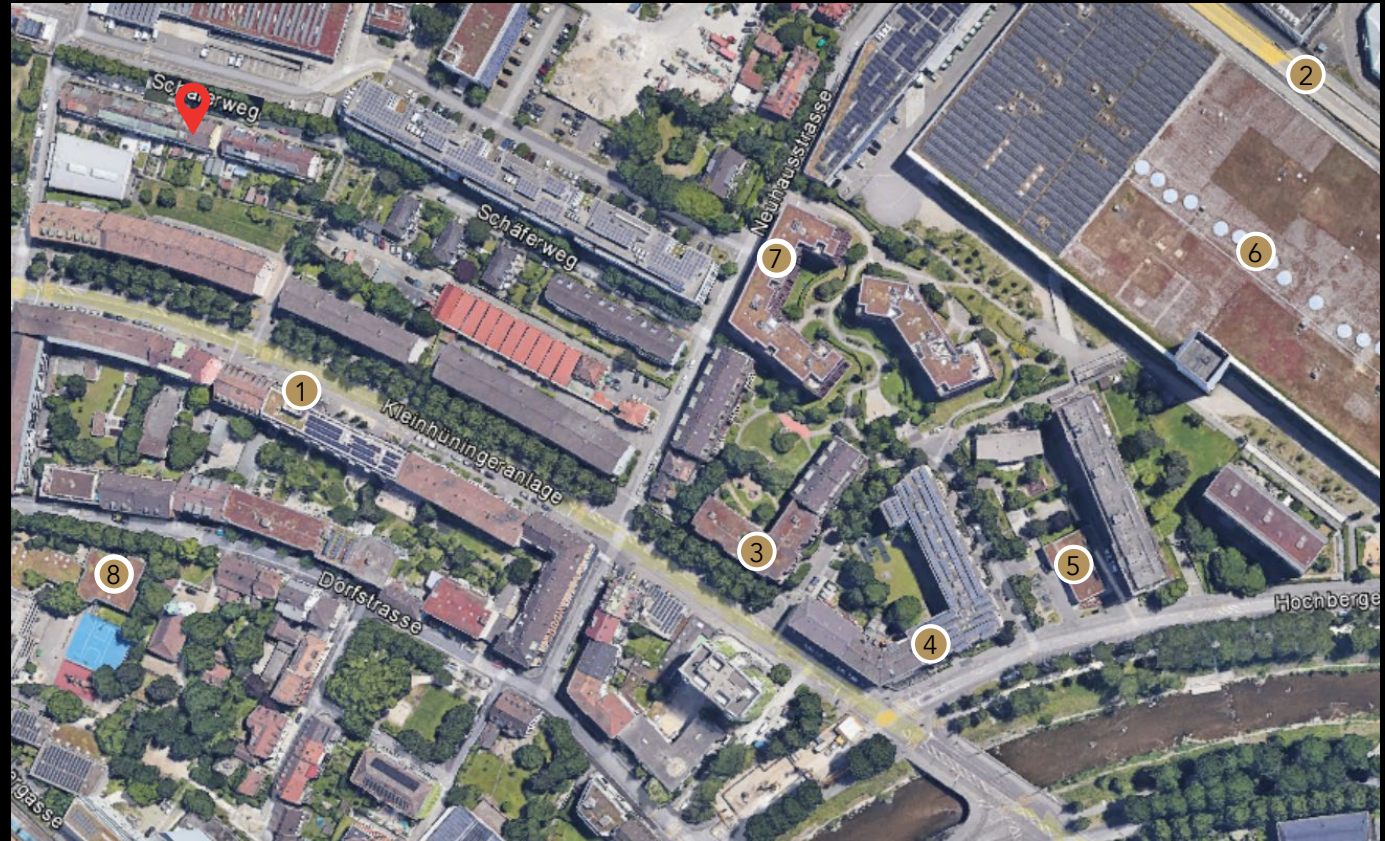
MICROLOCATION



LOCATION

The beautiful terraced house at Schäferweg 53 is located on the outskirts of Basel and is perfectly connected to both public transportation and the highway. The streetcar stop (1) of line 8, which takes you to Claraplatz in Basel city center in 10 minutes, is just 130 meters away. Bus line 36 can be reached in 5 minutes on foot. The location is also very attractive for commuters, as the distance to the highway access road (2) is just 700 meters, meaning that Zurich and Lucerne can be reached within an hour.

A pharmacy (3), the post office (4), a Migrolino (5), the large Stücki shopping park (6) and the huge Rheincenter in Weil (D), which has over 50 brand stores and much more to offer, are all within a short walking distance. Streetcar line no. 8 can also be used for this purpose.



There is a daycare center (7) right at the end of the street, and the kindergarten and elementary school (8) are just a 4-minute walk away. Kleinhünigen, an urban quarter with a village atmosphere, combines modern living and commerce. The district is seen as the trend district of the future and will provide new impetus as a new business location.

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



Messturm



Weihnachtsmarkt

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 attractive terraced house with a living area of approx. 140 m² and 4 ½ rooms as well as an additional office of approx. 6 m² has been very well maintained.

The owners have invested over CHF 310,000 since 2000, so there is no renovation backlog.

This house is immediately habitable. As there is an oversized room (approx. 28 m²) on the upper floor, this house can also be converted into a 6 ½-room apartment with little effort. All 4 rooms created from the two large rooms are still 14 m² in size.

There is also a conversion reserve. According to building regulations, the living room could be enlarged by at least 15 m². If necessary, a living space of max. 50% of the area of the second floor could also be created in the basement. However, this measure would require major interventions, such as a new, larger window, excavations, thermal insulation, etc.

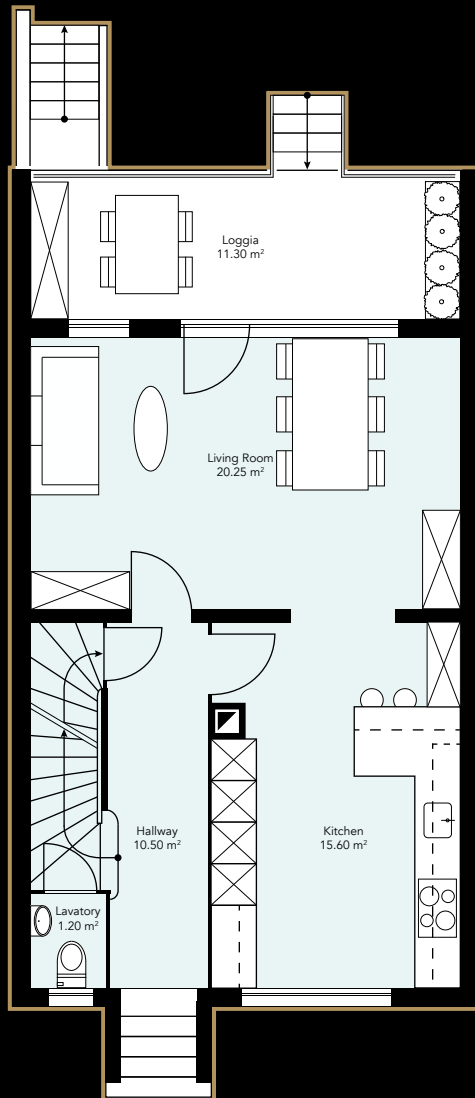


A green wall separates the residential part of this quarter very well from the industrial part behind it. On the other side, the house borders a large, green but also quiet inner courtyard to the west. The houses opposite are far away, guaranteeing a high quality of living and plenty of sunshine.

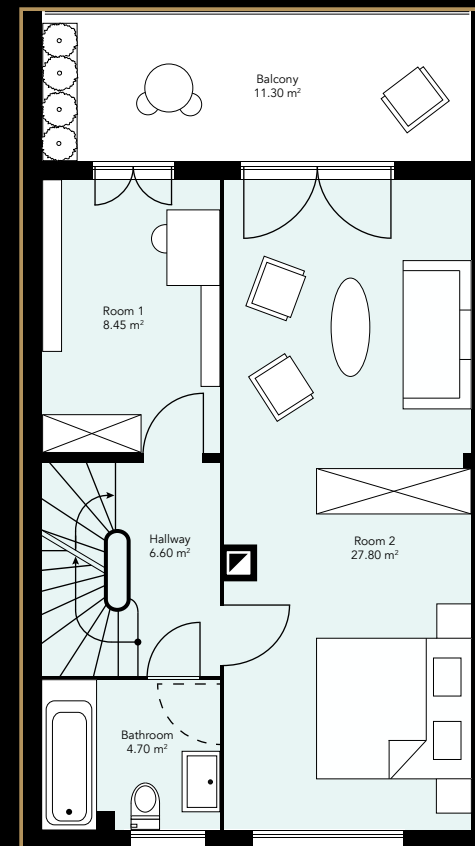
GARDEN



FLOOR PLAN GROUND FLOOR



FLOOR PLAN UPPER FLOOR



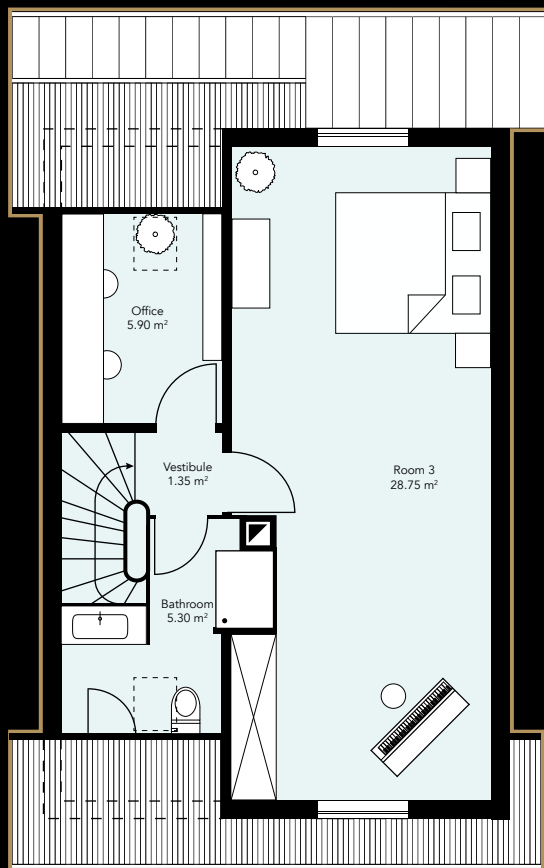
COURTYARD VIEW



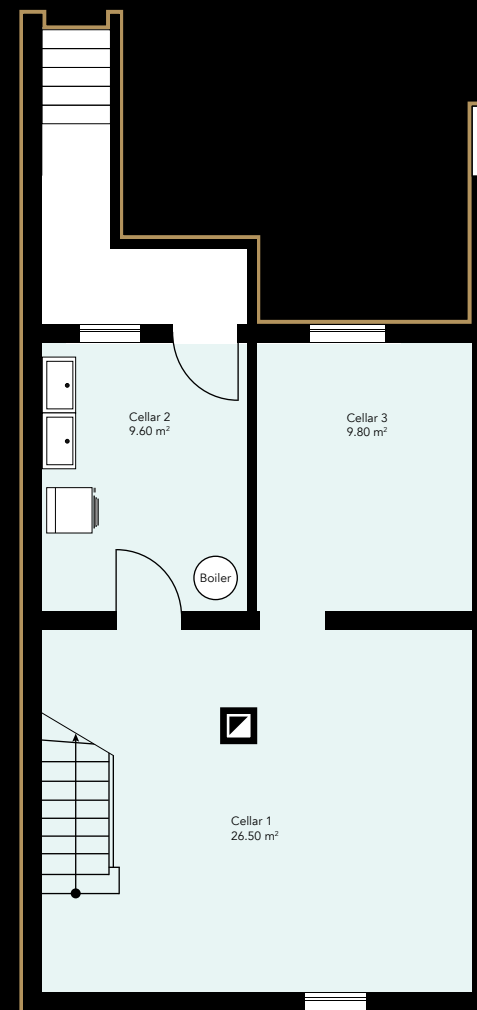
KITCHEN



FLOOR PLAN TOP FLOOR



FLOOR PLAN BASEMENT



BATHROOM TOP FLOOR



LIVING ROOM



BEDROOM UPPER FLOOR



CHIVE ROOF GARDEN



IMPRINT

Sales

Linder Immobilien Promotion GmbH
Schopfgässchen 8
4125 Riehen

Telefon 061 643 13 33
info@linderimmo.ch

Photo Credits

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



f.l.t.r.: Fredi Linder, Matthias Linder, David Linder, Sebastian Schwarze

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.





LINDER
IMMOBILIEN

www.linderimmo.ch