



**LINDER**  
IMMOBILIEN

SEMI-DETACHED HOUSE

**SIEGWALDWEG 14**

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## LOCATION

This beautiful semi-detached house is located in the Kornfeld quarter in an extremely quiet area with little traffic. The entire Siegwaldweg has a 20 km/h speed limit and the traffic volume is extremely low. Despite the quiet location, the connection to public transport is very good. The bus stop of line 34, which takes you to the city centre in 15 minutes, is only 150 metres away. Bus lines 35 and 45 are also within easy walking distance. These take you to the Niederholz train station in 5 minutes, or to the Rauracher Zentrum, where a variety of shops can be visited. Smaller purchases can be made at the nearby Migros Partner branch, which is open 365 days a year.

The semi-detached house is particularly interesting for families, and not only because it is located in a 20 zone. For children from the age of 3 upwards, the Bambino Learn-care day care centre offers all-round care in a family environment, and there is also a playgroup for children from the age of 3 that meets every Tuesday and Thursday morning on the premises of the Kornfeld Church. The kindergarten and a spacious playground including a paddling pool are located in the same street. The primary school can be attended in the Wasserstelzen school building, the upper school in the Bäumlhof school building.



- |                  |              |                  |
|------------------|--------------|------------------|
| 1 Bus Nr. 34     | 4 Rauracher  | 7 Playgroup      |
| 2 Bus Nr. 35/45  | 5 Playground | 8 Kindergarten   |
| 3 Migros Partner | 6 Day Care   | 9 Primary School |

# MICROLOCATION





## INFORMATIONEN 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



## LIVING ROOM



## GROUND FLOOR





## KITCHEN

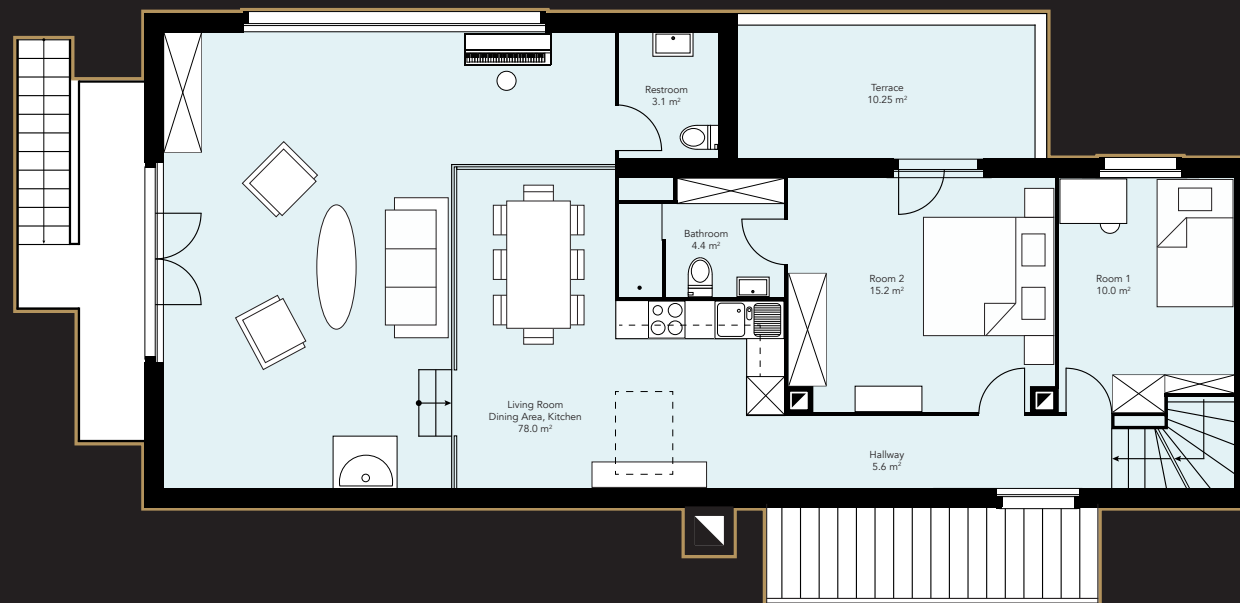


## FIREPLACE





## UPPER FLOOR



## LIVING ROOM, DINING AREA, KITCHEN





## BASEMENT



## GARDEN





## CONSTRUCTION OPTIONS

The property at Siegwaldweg 14 has many advantages. On the one hand, it is well connected to public transport, although the house is in a very quiet location and is therefore ideally suited for people who are sensitive to noise. Secondly, the façade of the adjacent neighbouring house contains only two small bathroom windows and one high-level window for lighting the staircase. The neighbouring house is therefore not oriented towards our property, but towards the west against Talweg.

The house has a beautiful south garden with a pond and a generous outdoor seating area. The solar panels on the roof provide electricity for the household as well as for an electric car. There is also enough space in front of the garage for another car.

The property impresses through its very good condition and its size. It has a floor space of more than 230 m<sup>2</sup> without including the large ancillary areas in the basement. Thanks to the spacious floor plan, the house can also be used very flexibly. It would be possible to use the property as a generational home with just a few adjustments.

The entrance area can be redesigned so that the flats on the ground floor and the upper floor have a separate entrance. The upper flat would also have its own access to the garden, as well as to its own cellar rooms. Alternatively, if a generational house is not desired, the upper floor could be rented out as a lodger flat after this conversion.

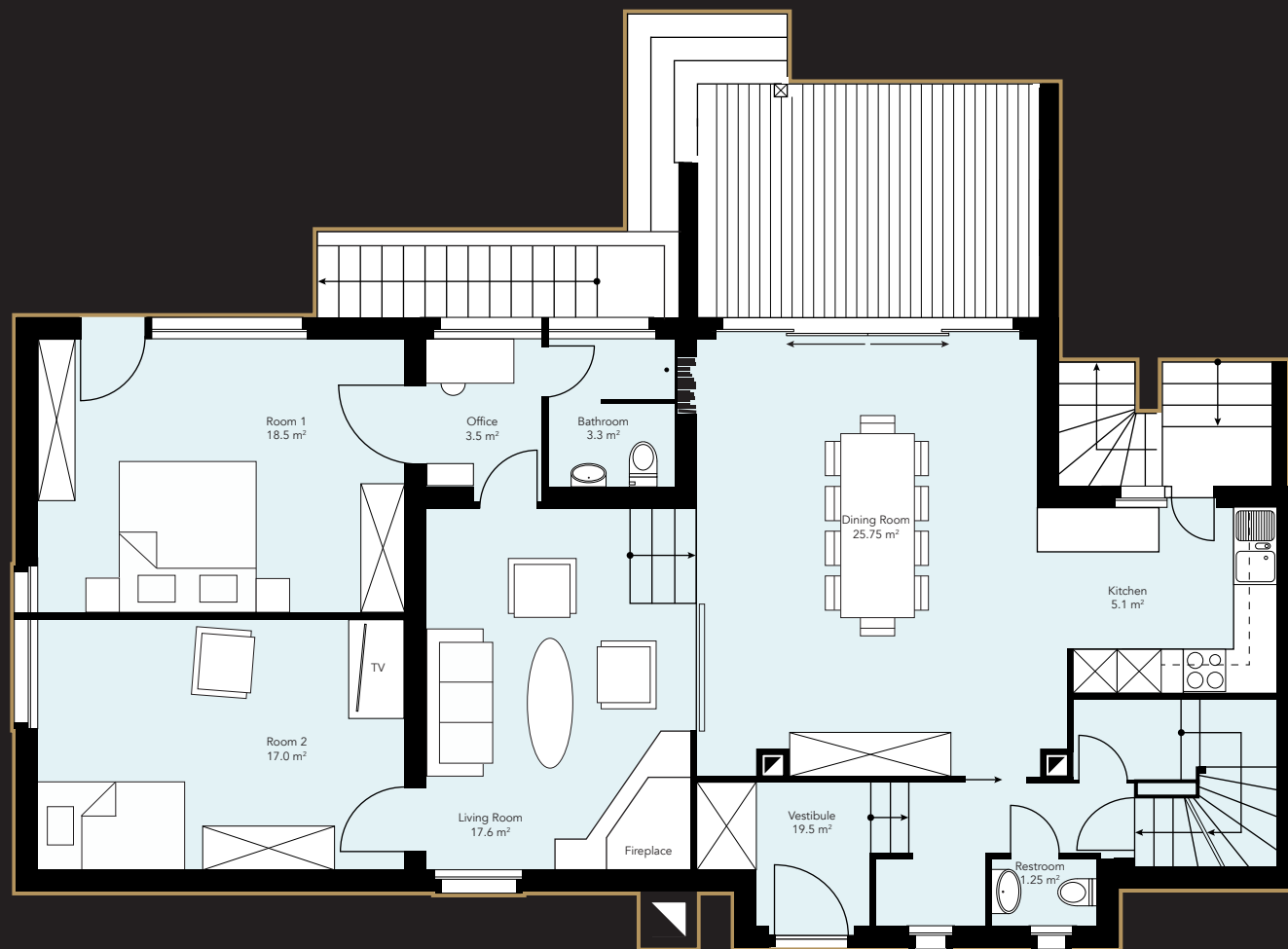
Used as a detached house, there is the great possibility that in addition to the very large living area a large fitness room can be set up on the basement level. A sauna and a bathroom have already been installed.

In addition, there is a very large air-raid shelter, which could easily accommodate a table tennis or billiard table, but could also be used as a large storage room. There are other storage and ancillary rooms as well.

An additional bathroom could be added on the ground floor to further enhance the two bedrooms.



## GROUND FLOOR ALTERNATIVE





## IMPRESSUM

### Concept, Design

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### Photo Credits

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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 admissable 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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