



KENSINGTON®

Finest Properties International



general:

object number external:	KZO00501	as from:	08.04.2024
usage:	habitation	marketing method:	purchase
property:	House	construction year:	1914
place:	8630 Rüti (ZH)	available from:	nach Vereinbarung
living space:	186,00 m ²	Number of Rooms:	12,0
Number of bathrooms:	3,0		

prices:

energy certificate:

beaconing: electric

contact person:

company: KENSINGTON Finest Properties International · Zürcher	name: Nicole Waelti
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Infrastructure:

Highway : 2 km

Description:

If houses could tell stories, then this historic property would certainly have a lot to tell. The house was built in 1914, and the elaborate architecture typical of the turn of the century makes the building, which has been gently renovated on an ongoing basis, a special eye-catcher in a central location, not far from the railway station, shopping facilities and schools. The property is currently used as a residential building with three units. The apartments each have four rooms with approx. 62m² of living space and are spread over three floors. A beautiful old attic completes the property in addition to the basement with additional storage space. The sunny communal garden with covered seating area offers a green paradise with trees in the fresh air. The apartments are in a well-maintained condition, but further renovations

will be necessary in the foreseeable future.

This great multi-family house holds a huge potential of different possibilities. It can be left with the three units and rented out as an income property or used as a multi-generation house. Likewise, a conversion and expansion into a large unit is possible.

Due to the building zone (core zone IIa) and the size of the plot, the property still has exploitation reserves. These also allow an extension or a new development of the plot.

This property is ideal for individualists, creative self-realizers, large families, craftsmen, architects and entrepreneurs who have recognized the potential in these walls and recognize many possibilities.

The KENSINGTON Zurich Oberland offer is characterised by the following advantages:

- well-kept old property with a lot of charm
- three residential units (4-room apartments)
- light-flooded, bright rooms
- spacious and sunny garden
- central location, not far from shopping and public transport
- short distances to schools and kindergarten
- lots of potential for conversion and extension

Take a look at the property in our 360 degree tour under the following link: <https://tour.ogulo.com/q2kl>

Arrange a viewing appointment today and experience with us the advantages of this not everyday Bijous.

Other information:

As a Swiss real estate company with an international network, we have been brokering high-quality properties with great success since 1998.

With our experience and comprehensive know-how in the field of real estate marketing, we support you throughout the entire purchase process and accompany you far beyond the notarisation.

We look forward to showing you the property. Contact us, we are there for you!

Your real estate expert
Nicole Waelti

images

Haus_RuetiZH_22



Haus_RuetiZH_17



Haus_RuetiZH_16



Haus_RuetiZH_04



Haus_RuetiZH_11



Haus_RuetiZH_12



Haus_RuetiZH_07



Haus_RuetiZH_06



Haus_RuetiZH_08



Haus_RuetiZH_05



Haus_RuetiZH_09



Haus_RuetiZH_18



Haus_RuetiZH_19



Haus_RuetiZH_20



Haus_RuetiZH_02



KZO00501_Kontakt



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Finest Properties International

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heute!

KENSINGTON Zürcher Oberland
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