

RESIDENCE IMMOBILIEN

Outperform. With passion.



End-terrace house 5.5 rooms

Sunny, spacious residence with a garden in a central and idyllic location

5467 Oberrüti AG

RESIDENCE IMMOBILIEN

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DATA SHEET

Property End-terrace house 5.5 rooms	Living area incl. jamb wall	159.5 m ² 180.5 m ²
Address Bodenmatte 11a, 5647 Oberrüti AG	External spaces Garden	174 m ²
Plot GS 715, 276 m ² , W2 Zone	Ancillary spaces Laundry room, boiler room, air-raid shelter, cellar	42.85 m ²
Cubic volume 757 m ³	Room height GF: 2.41 m, 1st floor: 2.34 m, AS: 3.42 m	
Year of construction 1994	Parking spaces 1 underground parking space 1 external parking space	no. 3 no. 3
Renovations 2025 <ul style="list-style-type: none">– Air/Water heat pump with cooling function– Attic storey: new parquet flooring (previously carpet/laminate), installation of bath and skylight,– New window in the attic storey: triple glazing, heat protection, aluminium/wood frame– Roller shutters on the 1st floor and attic storey– New garden design incl. heat pump– Installation of charging station (underground garage)– Painting, plastering of the 1st floor & attic storey– Bath 1st floor: new washbasin with furniture, mirror cabinet and toilet 2024 <ul style="list-style-type: none">– 1st floor: parquet flooring in the rooms, new bathroom, bathtub replaced by a shower, ventilation– Kitchen: granite worktops, washbasin, induction hob– GF: new bathroom (instead of a storage room), conservatory awning	Heating Heat pump air-water /Radiator	
Specials <ul style="list-style-type: none">• Heated conservatory• Patio facing south• Good building structure – stylishly renovated	Availability By arrangement	

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Purchase price
On request

SITUATION

Bodenmatte 11a
5647 Oberrüti AG



Municipal administration of Oberrüti | www.oberrueti.ch



Bus
388 m to the «Oberrüti Dorf» bus stop
782 m to the «Oberrüti Bhf» bus stop



SBB
915 m to the Oberrüti s-train station



Shops
350 m to Volg
3 km to various shops



Shopping
Zug, Lucerne, Zurich



Kindergarten
484 m to the Oberrüti school building



Schools

- 484 m to the Oberrüti school building with primary level
- Lower secondary school Ammannsmatt in Sins
- Cantonal schools in Wohlen AG, Aarau AG and Hochdorf LU

CADASTRAL MAP



Plot

Property

Agricultural zone

Visitor parking spaces P

Underground parking entrance P

● Entrance

Parking

Many visitor parking spaces at Dorfweg



End-terrace house 5.5 rooms

- Top-quality, stylish fittings
- Large and heated conservatory
- Flooring: stoneware tiles and parquet
- Central, idyllic location

Living area

- Open, spacious and sun-drenched
- Access to the heated conservatory and garden
- Cosy fireplace

Basement level

- Spacious laundry room, boiler room, air-raid shelter and cellar
- 2024: dismantling of the sauna and renewal of the wall insulation; completely new flooring with moisture barrier

Entrance area

- Entry area with direct access to the garden
- Stairs leading to the basement level and top floor
- Guest toilet

Sleeping areas

- Rooms 1 and 2 on the 1st floor
- Master bedroom in the attic storey

Further rooms

- 1 underground parking space
- 1 external parking space
- Shelter for bikes, motorcycle, material, etc.
- Garden shed
- Visitor parking spaces for joint use

Top-quality kitchen

- Electrolux induction hob
- NEFF oven
- Bosch refrigerator with a freezer compartment and dishwasher
- Granite worktops

Wet rooms/bathrooms

- Guest toilet
- Bath 1 w/ shower, washbasin w/ base unit & toilet
- Bath 2 w/ bathtub, washbasin w/ base unit
- En-suite bathroom w/ bathtub, washbasin, base unit and toilet

Property

- Spacious 159.4 m² living area (incl. jamb wall 180.5 m²) divided on three levels - with a functional and flexible layout
- Comprehensively and continuously renovated property with timeless fittings
- Modern kitchen with granite worktops, induction hob and top-quality fittings
- Several renovated bathrooms, as well as an extended attic storey with parquet and skylights
- New air/water heat pump with cooling function. New charging station in the underground garage

Surroundings

- Peaceful, sunny location in a well-maintained residential district
- Modest neighbourhood with a country-like village character
- Primary care and local services conveniently available in the village
- Family-friendly environment with kindergarten and primary school directly in the municipality
- Good transport connections toward Zug, Lucerne and Freiamt



Access via Bodenmatte



Property in a lovely location



Visitor parking spaces at Dorfweg



House entrance with garden shed



Entry – the first inviting impression







Heated conservatory with a panorama of nature



A place of retreat for cosy moments





LIVING IN A POPULAR
RESIDENTIAL DISTRICT

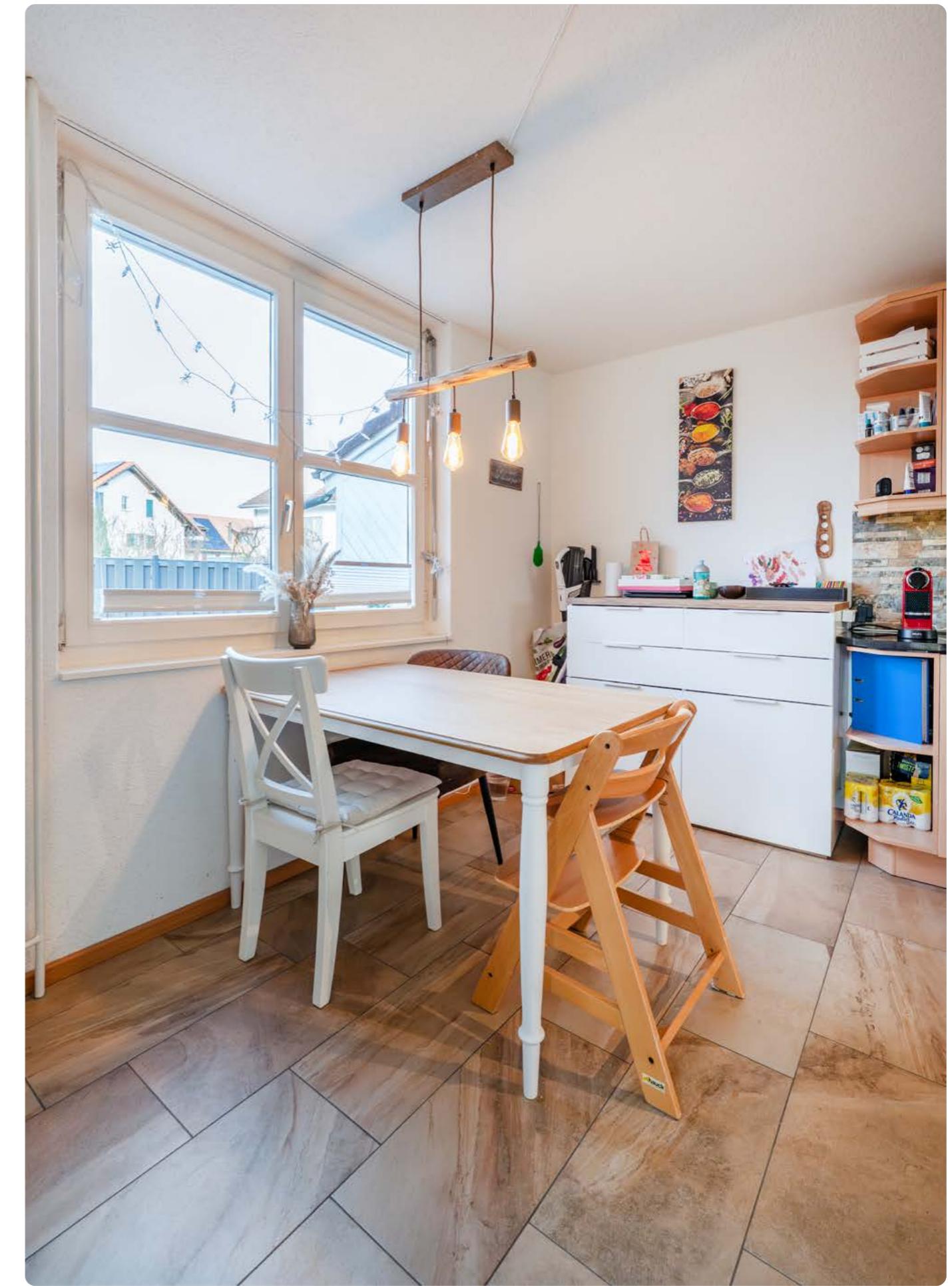
Top quality kitchen...



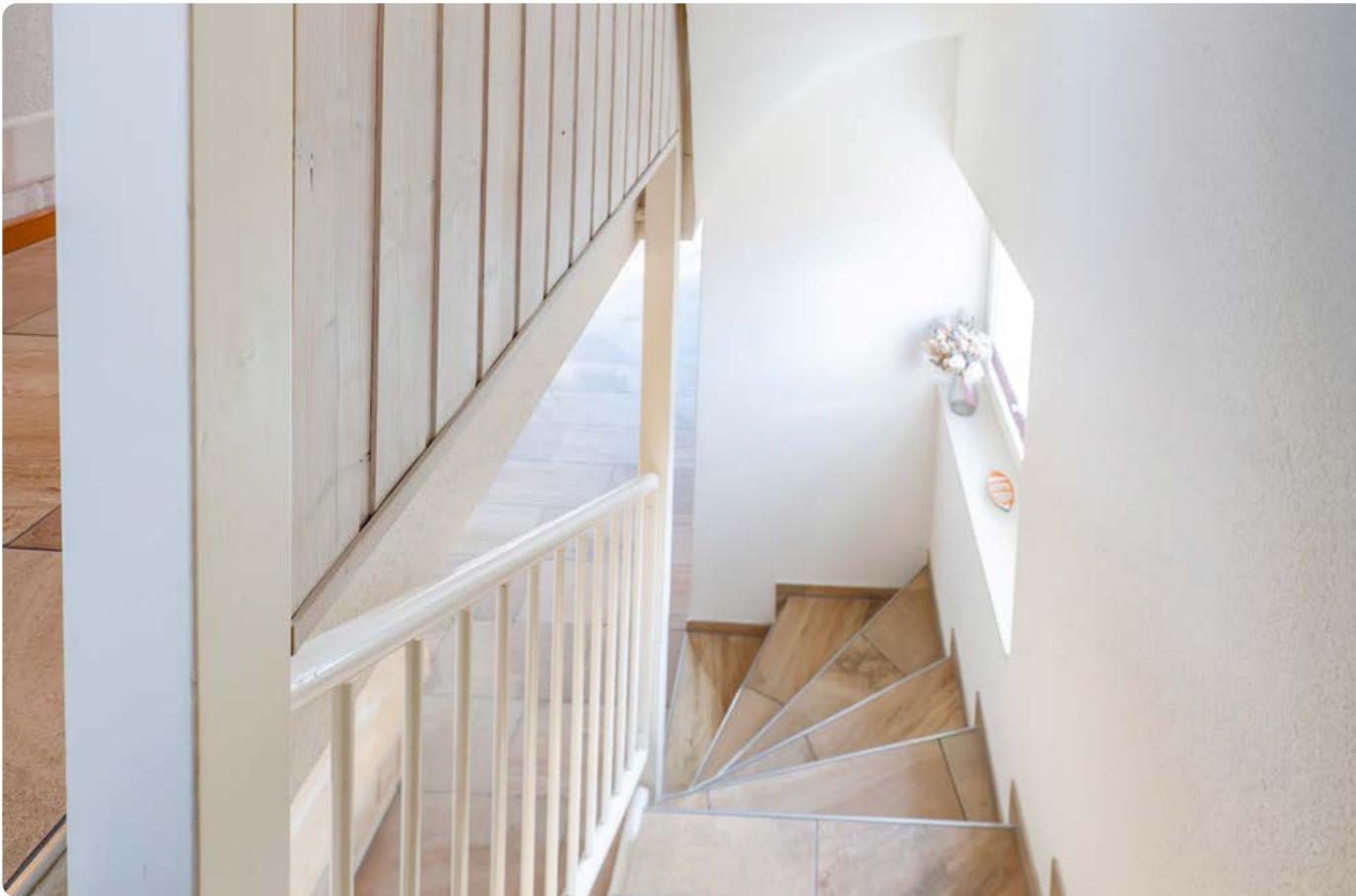
...which provides comfort and functionality



Dining area with a window and lots of daylight



Stairs leading to the top floor



Well thought-through layout: bedroom & bathroom directly next to each other



Corridor with access to all rooms and to the attic storey



Room 1



Spacious bedroom with wooden flooring and lots of daylight



Bathroom 1: modern and elegant



Room 2...



...with an open-plan, stylish bath area





SUNDRENCHED
BEDROOM



ATTIC STOREY WITH
AN OPEN-PLAN
EN-SUITE BATHROOM

Sleeping comfort under the roof



Room full of light and atmosphere



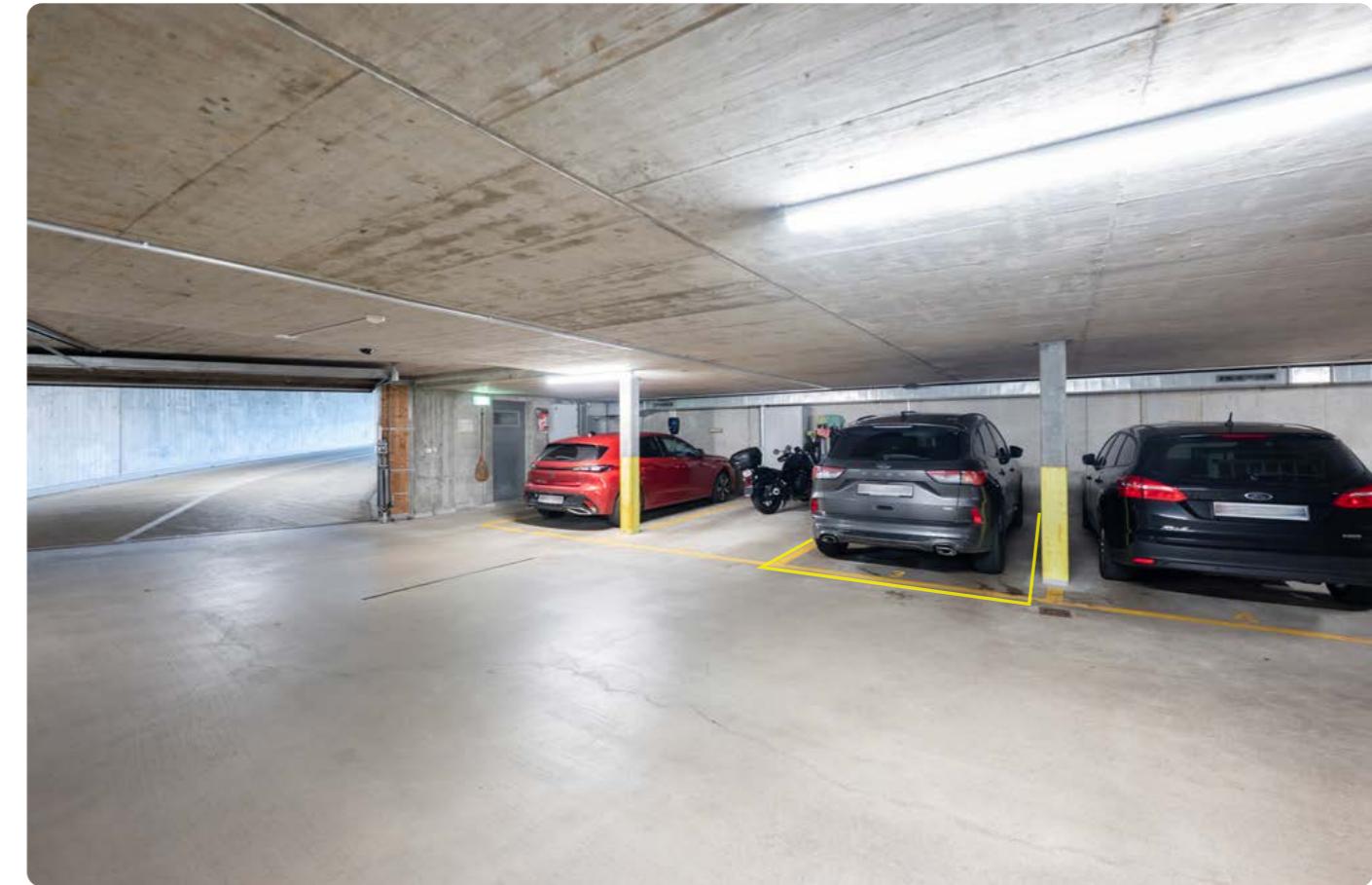
Convenient office corner



Stairs leading to the basement level



Underground parking space no. 3



Laundry room



External parking space no. 3



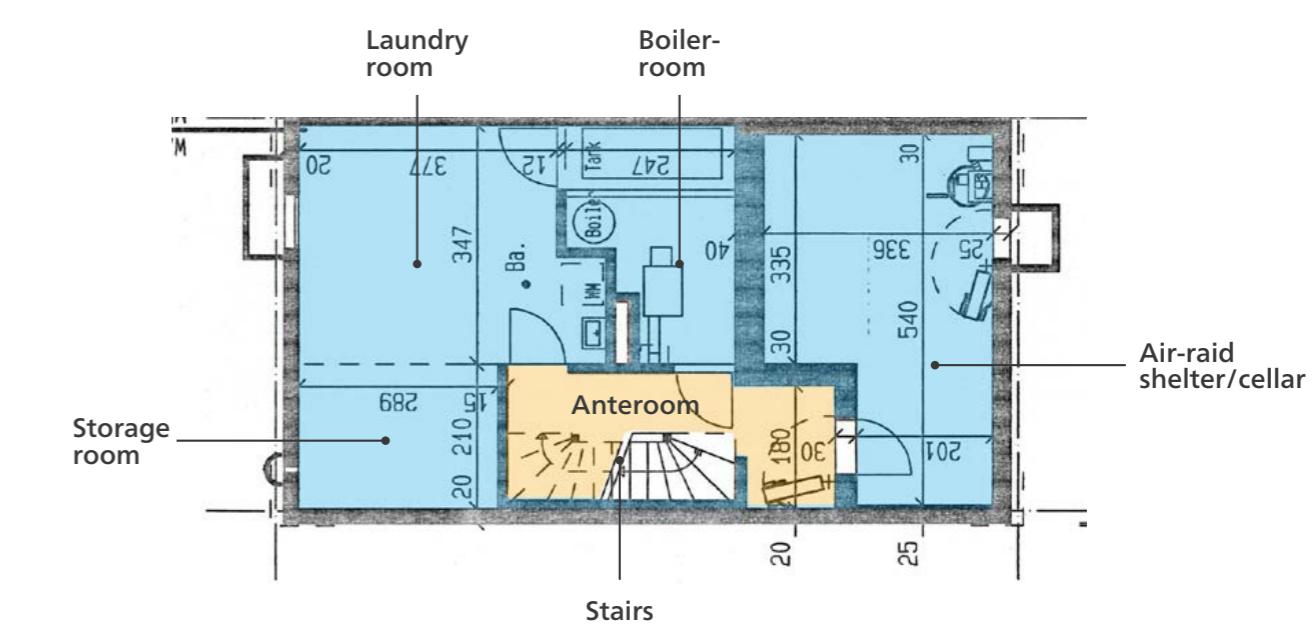
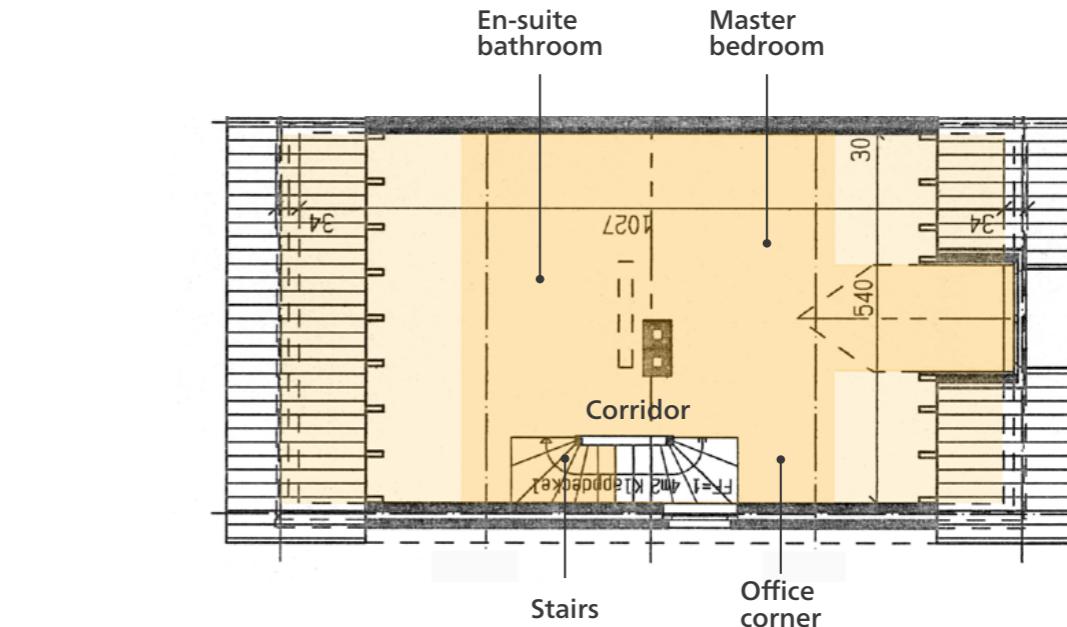
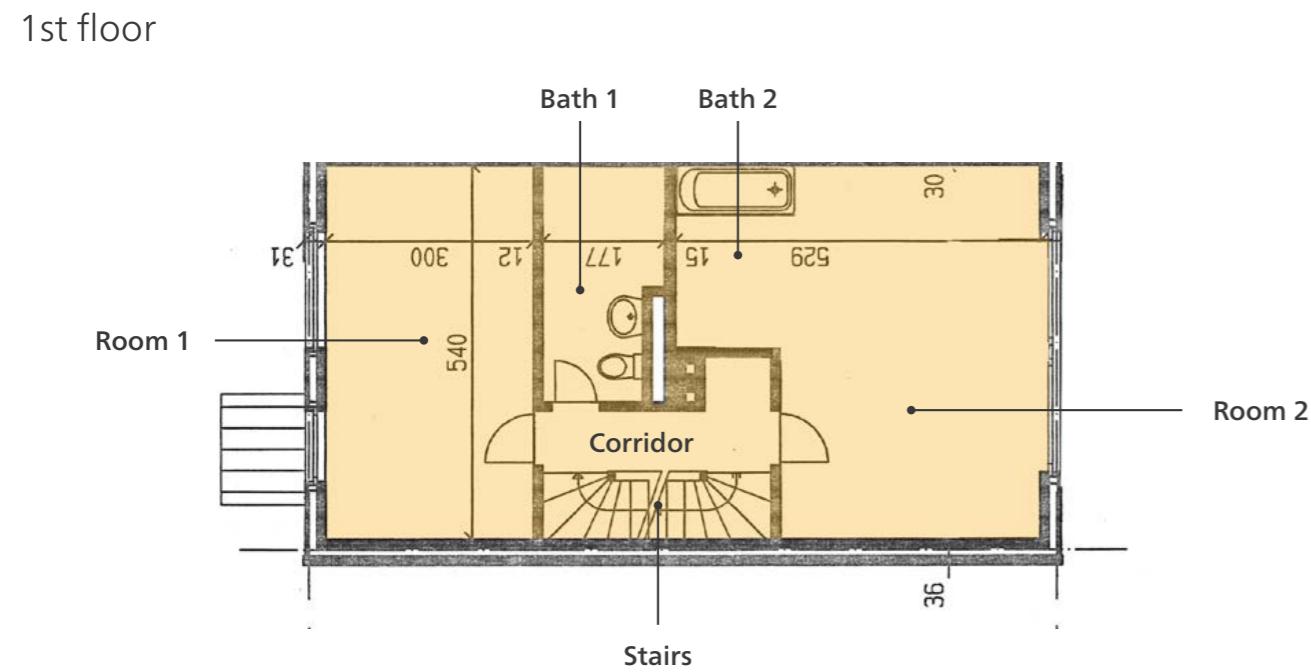
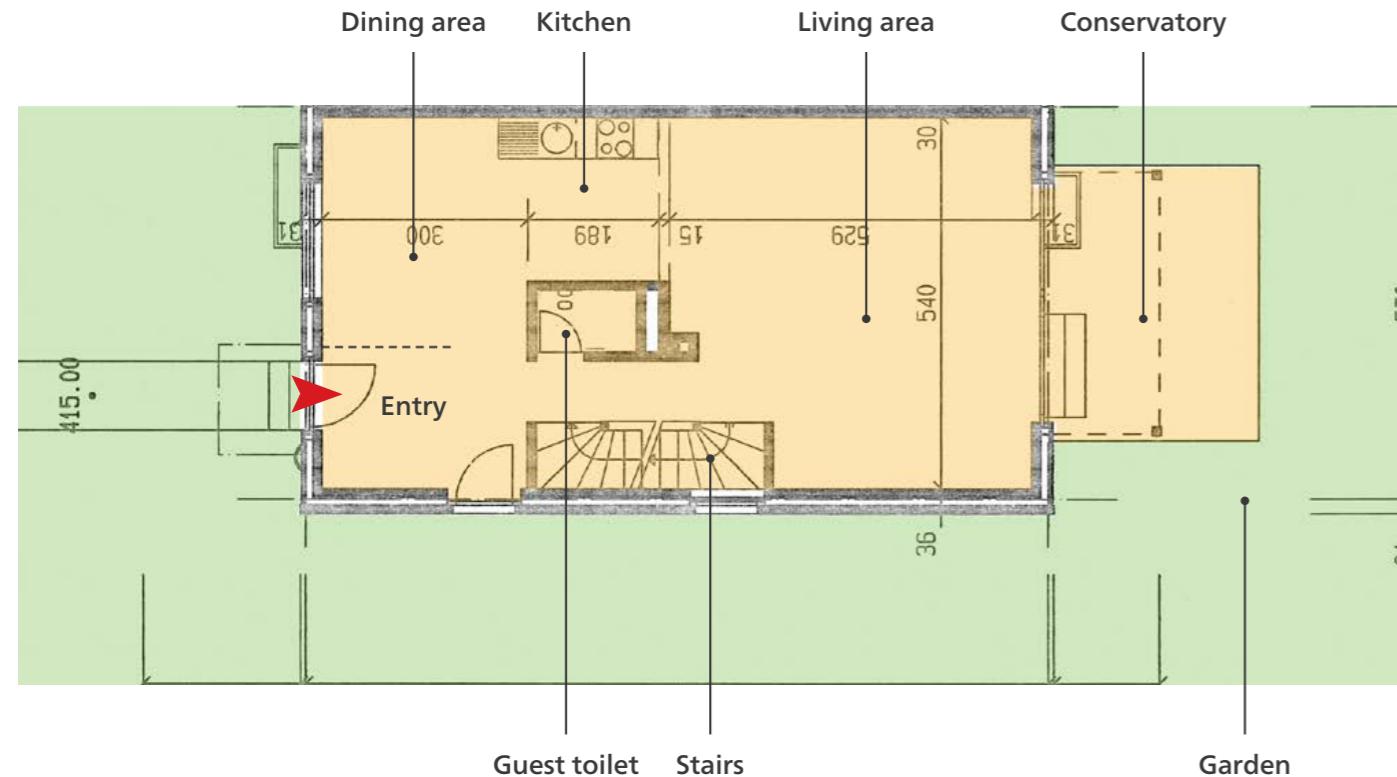
AYOUT

Ground floor



AYOUT

Attic storey



- Living area
- External spaces

- Living area
- Ancillary spaces

LAYOUT

Situation

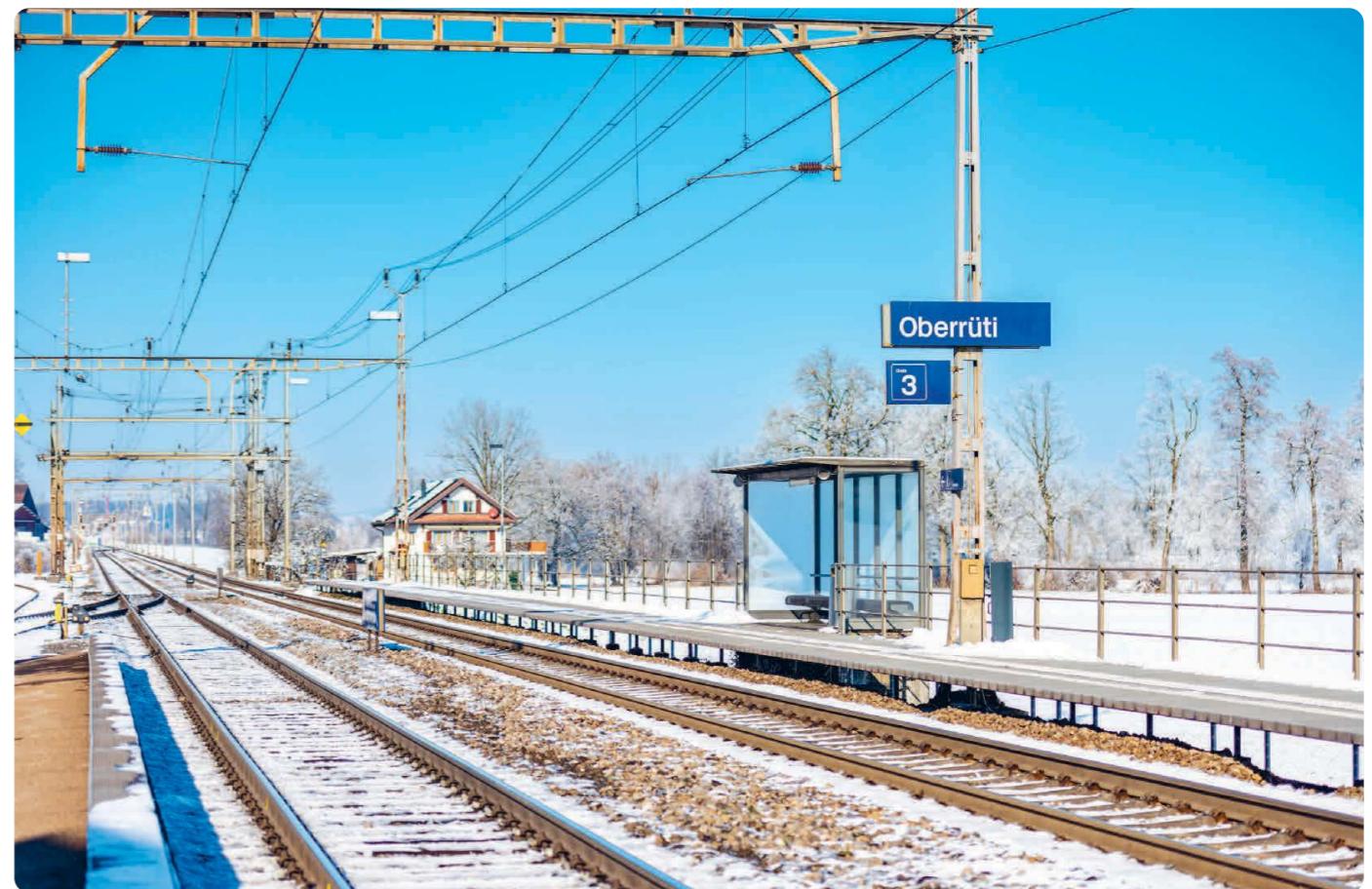


- Living area
- Ancillary spaces
- External spaces
- Joint use

Oberrüti Dorf bus stop



Oberrüti s-train station



Oberrüti school building – primary and kindergarten levels



Volg Oberrüti – grocery shopping in the village



Reuss river – attractive local recreational area in the immediate vicinity



Mall of Switzerland in Ebikon



AARGAU



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