

Steiger
& Cie

Sotheby's
INTERNATIONAL REALTY

GRÄCHEN

4 bedroom penthouse in a spectacular
location in Grächen

CHF 1'790'000.-

Sale to non-Swiss residents/nationals: Yes

Steiger&Cie Verbier SA
Rue de la Poste 11
CH-1936 Verbier
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Steiger&Cie Crans-Montana SA
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Steiger&Cie Zermatt AG
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SITUATION AND DESCRIPTION

This property has everything you need to enjoy a relaxing and carefree stay with spectacular views of the surrounding mountains. The intimate building is centrally located directly above the Coop and just a short walk from the Hannigalpbahn, which provides access to the family-friendly ski area. From the public parking garage - which includes a designated parking space - you can take the elevator to the building's entrance on the first floor of the complex that features various shopping options on the ground floor. The apartment can then be reached via another elevator or through the private stairwell.

Once on the second floor, you enter the unit using a key fob. Directly across from the entryway is the first of four bedrooms, which shares a balcony offering a stunning view with the adjoining room, currently used as an office space. Right next to the entrance is the very spacious bathroom with a shower, that can also

be used as a guest restroom. Past this area, you enter the impressive south-facing living and dining area with large windows and a ceiling height of more than 5 meters! This area opens onto another spacious balcony, which has been equipped with a sauna barrel to further enhance the breathtaking panoramic view. The large kitchen, equipped with plenty of storage space and a bar counter, leaves nothing to be desired and serves as a beautiful setting for entertaining. Behind it, a cleverly integrated staircase leads up to the gallery, that features an additional sleeping area and the third bedroom with a shower and toilet. Last but not least the generously sized master bedroom, located in the lower, rear section of the apartment, which features an exceptionally spacious bathroom with a shower and bathtub.

The property is complemented by a private basement storage unit and a shared laundry room. A ski storage

area has been set up on the ground floor of the complex, where lockable lockers are available. The garage space can be purchased separately for CHF 60,000.

SURFACES

Living area	~ 199 m ²
Weighted Surface	~ 199 m ²

CHARACTERISTICS

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	3
Location floor	Attic

INFORMATION

Year of construction

2015

NEIGHBOURHOOD

- City centre
- Village
- Mountains
- Shops/Stores
- Pharmacy
- Ski piste
- Ski resort
- Ski lift
- Hiking trails
- Bike trail

OUTSIDE CONVENIENCES

- Balcony/ies
- Garden in co-ownership
- Quiet
- Sauna

INSIDE CONVENIENCES

- Wheelchair-friendly
- Lift/elevator
- Underground car park
- Box
- Open kitchen
- Separated lavatory
- Cellar
- Ski storage
- Sauna
- Furnished
- Bright/sunny

- With front and rear view

EQUIPMENT

- Fitted kitchen
- Furnished kitchen
- Cooker/stove
- Induction cooker
- Oven
- Steamer
- Fridge
- Freezer
- Dishwasher
- Laundry
- Shower
- Bath

CONDITION

- Very good

ORIENTATION

- South
- East

EXPOSURE

- Favourable

VIEW

- Nice view
- Clear
- Unobstructed
- Far view
- Valley view
- Panoramic
- Rural

FINANCIAL DATA**Price****CHF 1'790'000.-****Availability**

immediately

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- Alps

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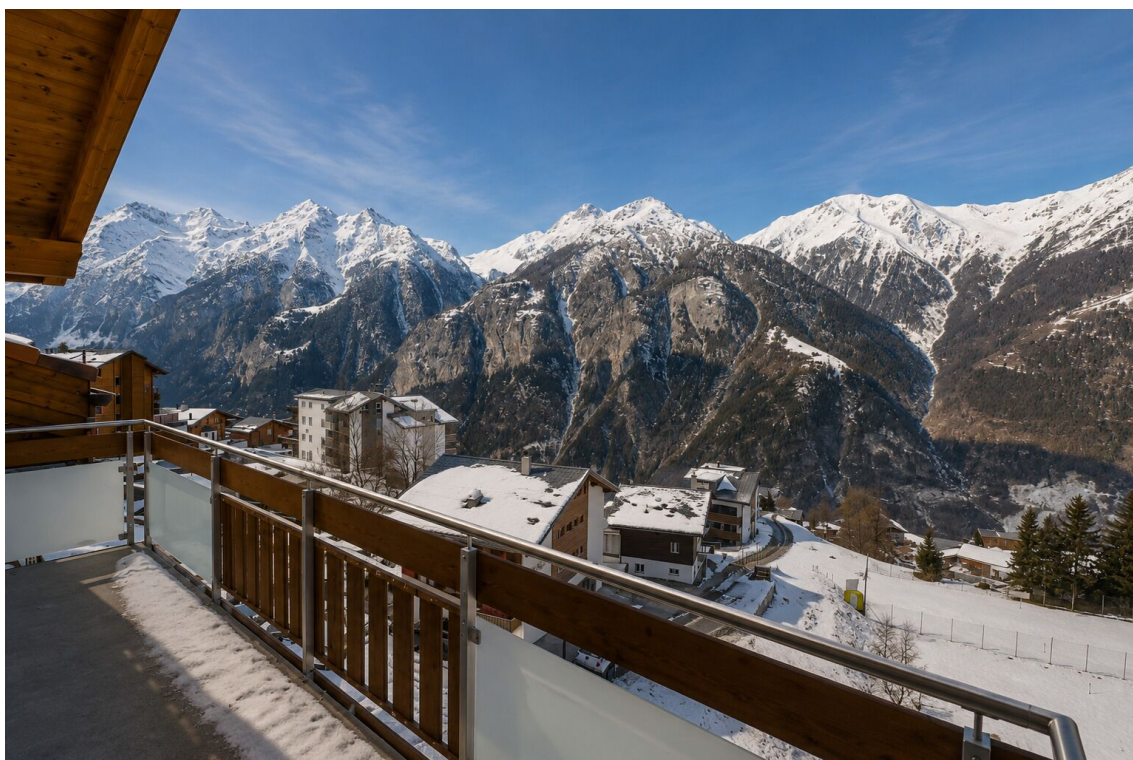
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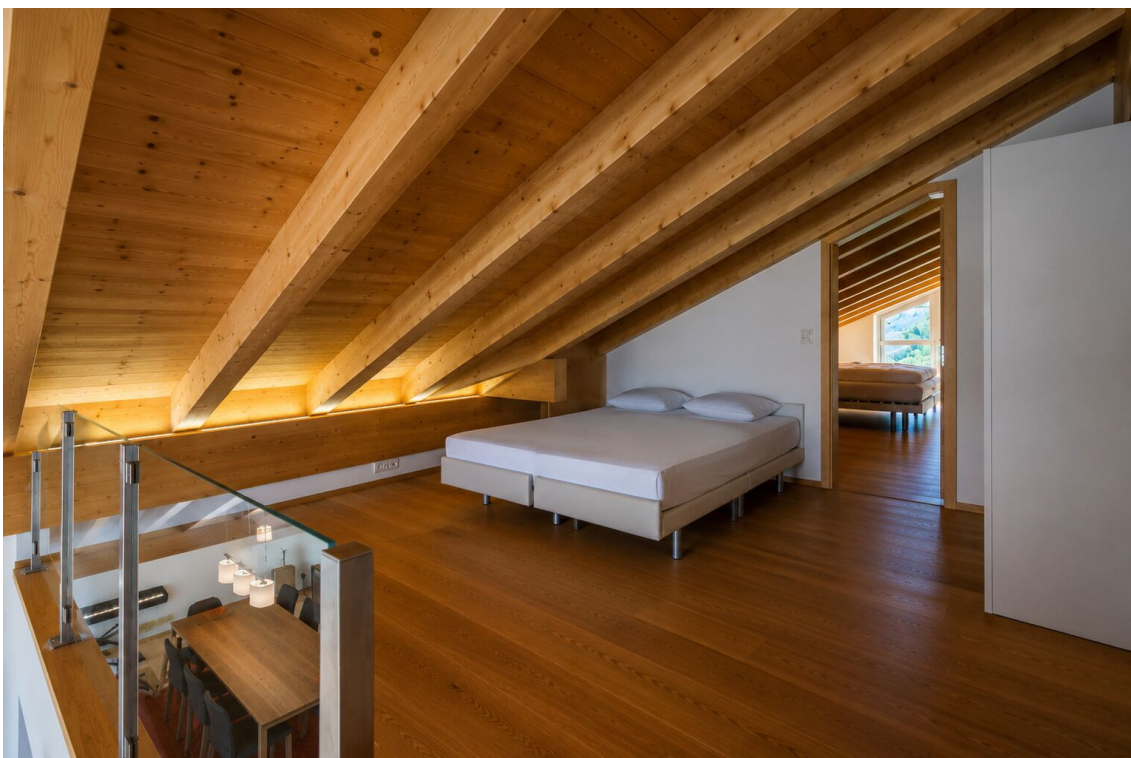
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