

Residenz 5.5-01

Exklusive 5.5-Zimmer-Duplexwohnung DE LUXE

Riesige Terrasse, Balkon süd, zentrale Lage

5.5-room duplex apartment on the ground and first floors, in the city center, built in 2000, approx. 164m² living space, huge south-facing terrace and balcony. **GF:** cloakroom, light-flooded, very large living room with fireplace and dining area in the bay window, access to terrace, modern open-plan kitchen with granite countertops and breakfast bar, 1 double bedroom with large walk-in closet, en-suite bathroom (corner bathtub, double vanity, WC), access to east-facing terrace, shower/WC/vanity, 1 south-facing bedroom, access to terrace, tiled and real wood parquet flooring, underfloor heating, stairs to **1° FL**, **1st FL:** double bedroom with access to south-facing balcony, north-facing bedroom, shower/vanity/WC, cloakroom, office area (with kitchen connections), 2 cellars, bicycle and ski storage room, laundry room, private solar panels on the terrace and private charging station for electric cars in the garage, 2 garage parking spaces + CHF 70'000.00.

Appartamento duplex di 5,5 local, pt e 1° piano, in centro città, costruito nel 2000, superficie abitabile di ca. 164 m², ampia terrazza esposta a sud e balcone, **piano terra:** guardaroba, luminoso soggiorno molto grande con camino e zona pranzo nella vetrata, accesso terrazza, moderna cucina open space con ripiani in granito e bancone, bar, 1 camera matrimoniale con ampia cabina armadio, bagno privato (vasca angolare, doppio lavabo, WC), accesso terrazza esposta a est, doccia/WC/lavabo, 1 camera da letto esposta a sud, accesso terrazza, pavimento piastrellato e parquet in vero legno, riscaldamento a pavimento, scale per il 1° piano, **1° piano:** camera matrimoniale con accesso a un balcone esposto a sud, camera da letto esposta a nord, doccia/lavabo/WC, guardaroba, zona ufficio (con attacchi per la cucina), 2 cantine, deposito per biciclette e sci, lavanderia, pannelli solari privati sulla terrazza e stazione di ricarica privata per auto elettriche in garage, 2 posti auto in garage + CHF 70'000.00.



1'280'000.00

