

# GRINDELWALD



Ski in, ski out chalet in Grindelwald with  
panoramic mountain views

**CHF 5'900'000.-**



14.5



10



~260 m<sup>2</sup>

n° ref. **041331**



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## SITUATION AND DESCRIPTION

This exceptional chalet is built on a 1,000 m<sup>2</sup> plot and enjoys a peaceful living environment in the famous Grindelwald ski area. Ski in ski out!

It offers 261 m<sup>2</sup> of living space on 3 levels, with plenty of natural light throughout the day.

The high ceilings and exposed beams in the upstairs bedrooms add to the chalet's traditional character.

The large balconies and spacious, partially covered terrace enjoy plenty of sunshine and splendid views of the surrounding mountains.

Furthermore, you can enjoy a magnificent tree-lined, beautifully landscaped garden with jacuzzi.

Two guest studios in the basement, a storeroom, a PC shelter, a laundry room and a garage with 6 parking

spaces complete this exceptional property.

The village center of Grindelwald, with its stores and restaurants, is just 2 kilometers from the chalet. A bus stop is just 100 meters from the chalet. Buses run once an hour and take you to Grindelwald Grund, the Terminal or Grindelwald village center.

At the "Terminal", you also have access to two different cable cars that take you to the ski areas of Männlichen and Kleine Scheidegg.

In Grindelwald village, the departure station of the Firstbahn takes you to another ski area.

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**SURFACES**

Living area	~ 260 m <sup>2</sup>
Surface of parcel	~ 1000 m <sup>2</sup>
Terrace surface	~ 32 m <sup>2</sup>
Useful surface	~ 360 m <sup>2</sup>
Volume	~ 3200 cbm

**CARACTERISTICS**

Number of rooms	14.5
Number of bedrooms	10
Number of bathrooms	8
Year of construction	1994
Year of restoration	2001
Second home	Non authorized

**DISTANCES**

Public transports	100 m
Primary school	3500 m
Stores	1300 m
Restaurants	500 m

**DISTRIBUTION****Lower ground floor**

- Laundry room
- Storage room
- Cellar / bombshelter
- 2 guest studios
- Technical room
- Large garage

**Ground floor**

- Guest toilet
- Bedroom with bathroom
- Living room with bar and fireplace
- Dining area
- Open kitchen
- Terrace
- Garden with jacuzzi

**1st floor**

- Hall of distribution
- 3 bedrooms
- 2 WC / Shower
- 2 independent kitchens
- 3 Balconies
- Office, living room and dining room

**2nd floor**

- 4 bedrooms
- 2 WC / 1 Shower





## CONSTRUCTION

The chalet was built in 1994 and has three floors and a basement with two guest studios. The chalet was renovated in 2001. A large underground garage with six spaces was built in 2007.

The floors in the kitchen and shower rooms are tiled, while those in the bedrooms and living areas are covered with a noble stretched carpet, offering comfort and refinement.

The windows are double-glazed. Heating is produced by a combined oil-wood heater and distributed by radiators and a floor heating. In addition, the fireplace in the living room offers the possibility of further heating the room.



**NEIGHBOURHOOD**

- Green
- Mountains
- Fog-free
- Restaurant(s)
- Bus stop

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Greenery
- Barn
- Garage
- Visitor parking space(s)

**INSIDE CONVENIENCES**

- Without elevator
- Underground car park
- Visitor parking space(s)
- Open kitchen
- Eat-in-kitchen
- Separated lavatory
- Guests lavatory
- Cellar
- Wine cellar
- Bicycle storage
- Ski storage
- CP-Shelter
- Fireplace
- Furnace

**EQUIPMENT**

- Fitted kitchen
- Kitchen island
- Induction cooker
- Ceramic WOK
- Oven
- Steamer
- Warming drawer
- Microwave
- Fridge
- Freezer
- Dishwasher
- American Fridge
- Built-in coffee machine
- Gas stove
- Washing machine
- Dryer
- Phone
- Cable/TV
- WiFi
- Internet connection
- Safe
- Outdoor lighting

**FLOOR**

- Tiles
- Carpet

**CONDITION**

- Good

**FINANCIAL DATA****Price****CHF 5'900'000.-****Availability**

To be discussed

**Judicial form**

En nom propre

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## **ORIENTATION**

- North

## **EXPOSURE**

- Favourable
- All day

## **VIEW**

- Nice view
- Valley view
- Unobstructed
- Panoramic
- With an open outlook
- Garden
- Mountains
- Alps

















































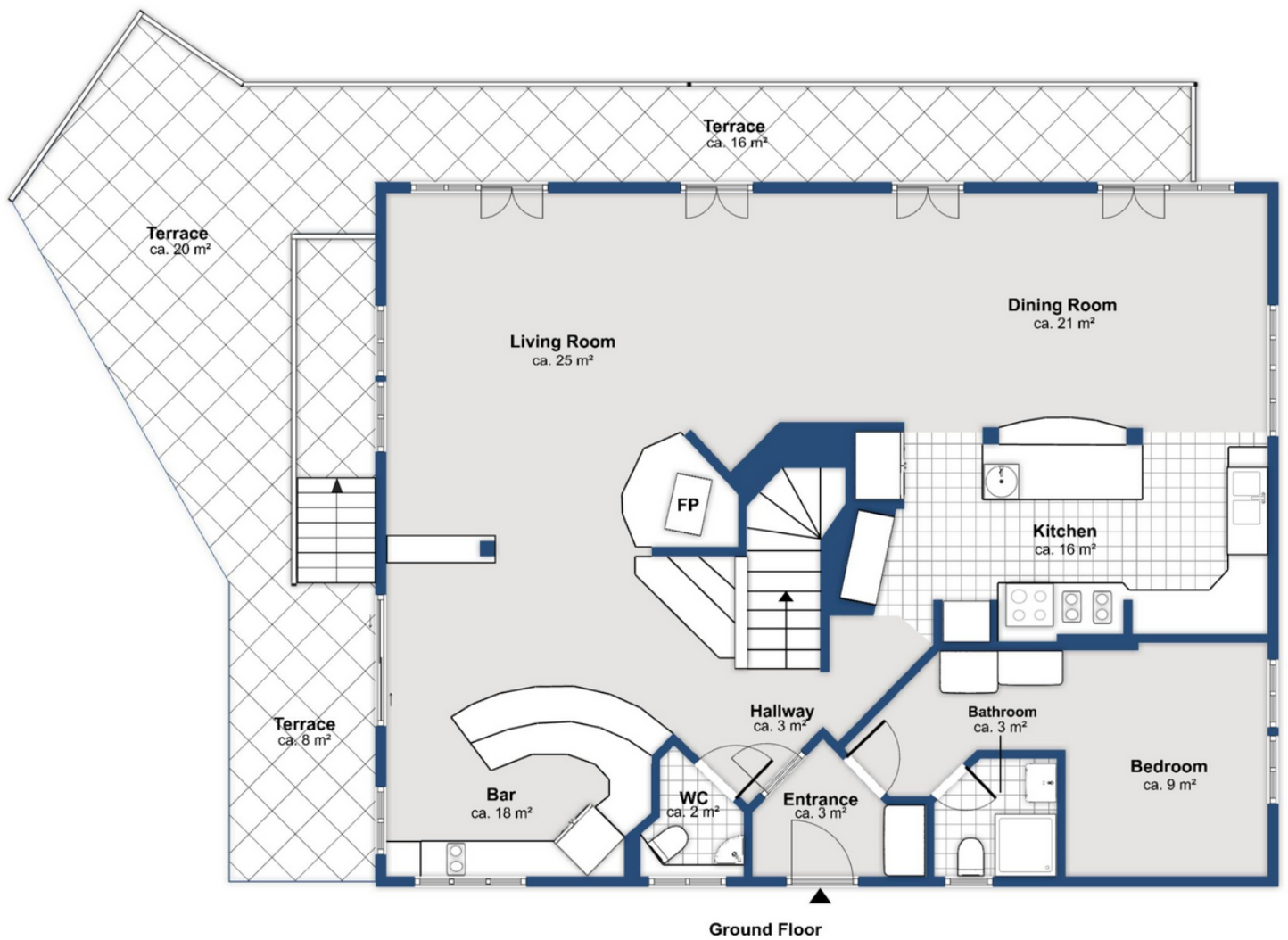




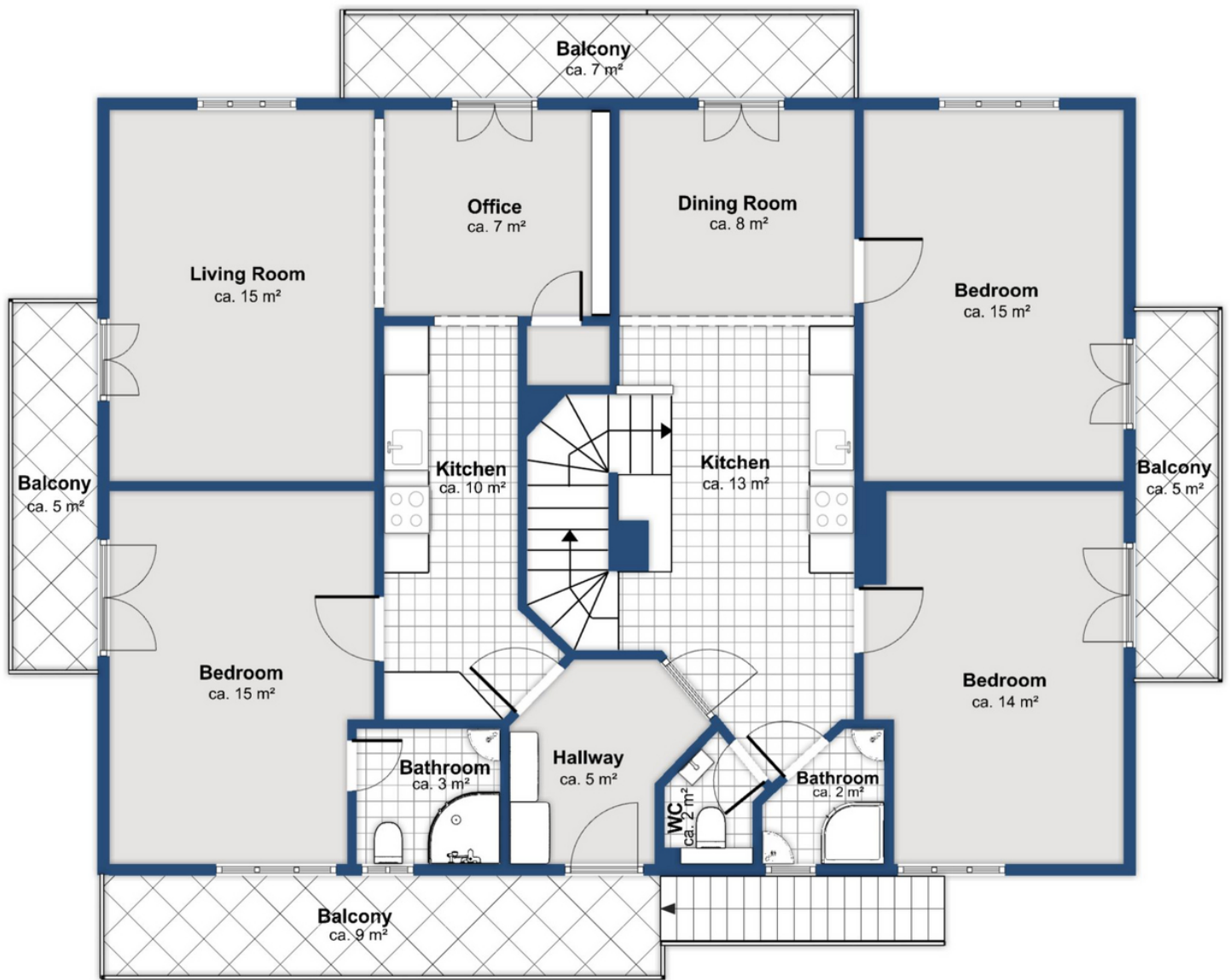








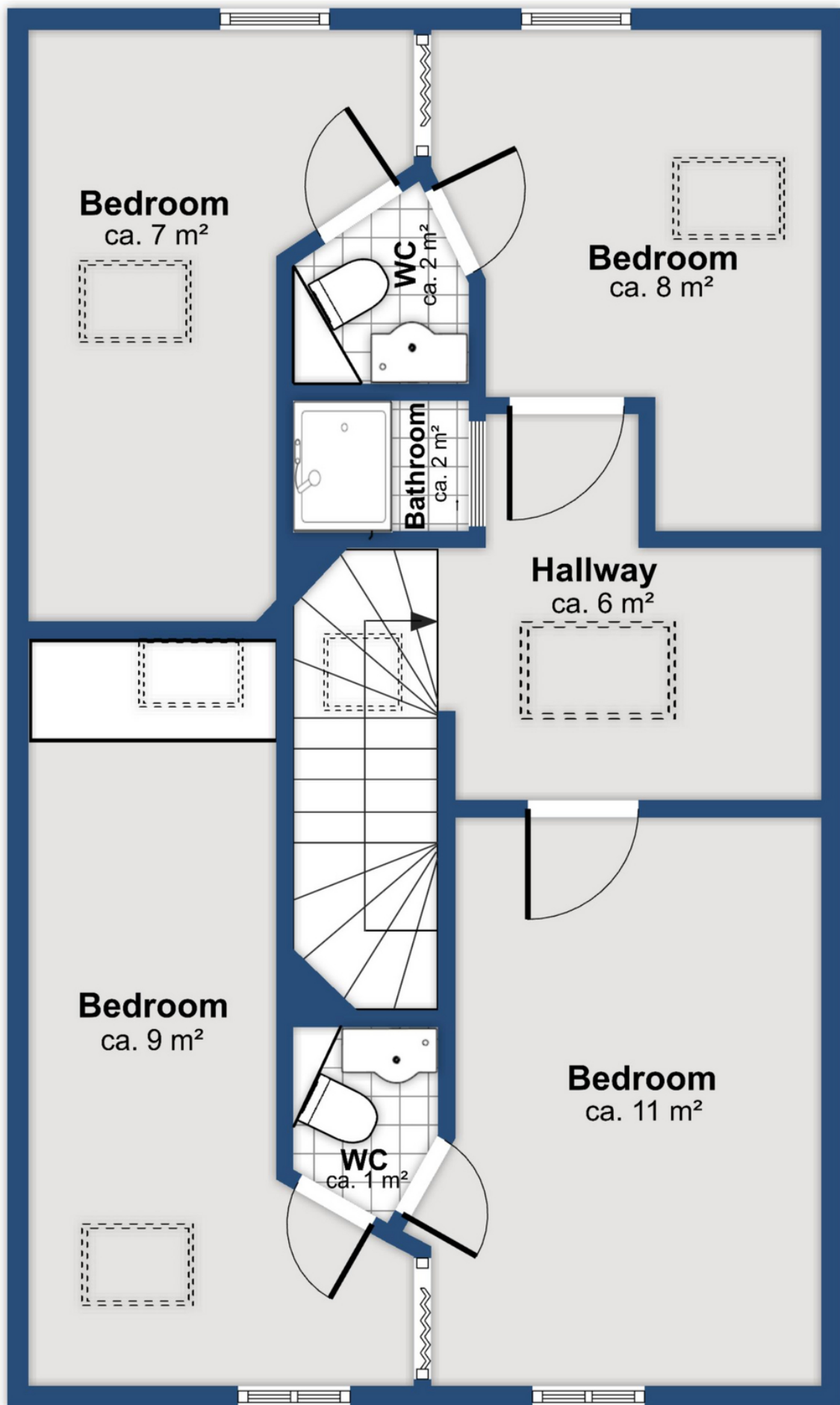




1st floor







2nd floor

