

LA PUNT-CHAMUES-CH



Chalet in the heart of the Engadine

Price upon request

Parking place(s) included



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n° ref. **#5328639**



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SITUATION AND DESCRIPTION

This exceptional property is nestled in the magnificent alpine landscape of La Punt Chamues-ch. With their refined architecture and expansive green spaces, the Chalet Mauritius offers a unique opportunity to live in an exclusive and enchanting environment that is perfectly integrated into the surrounding nature.

The property can be used as both a primary and secondary residence. It is located within the zoning area designated as "Dorfzone," which allows for expansion and elevation of the built surface for primary residential use. For secondary use, it is possible to expand and elevate up to a maximum of 30% of the current surface area.

The chalet, built on a plot of 1,083 m², extends over three floors with a total surface of approx. 388 m², in addition to the spacious terraces measuring around 170 m² in total. On the ground floor, there is a separate

apartment with its own entrance, finished in traditional Engadine style. The two apartments can also be easily connected into a single property through an internal connection. A large, well-kept garden completes the property.

6.5 ROOMS on the second and third floor of the Chalet (approx. 260 m²)

Ground floor:

- Entrance
- Cellar
- Laundry room

1. Floor:

- Stüva - dining room with direct access to the terrace and access to the garden via an external staircase

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- Living room with fireplace
- Separate kitchen
- Guest roomWC
- Wardrobe
- Library
- Ceiling with Swiss stone pine cladding
- Elm wood and green Spluga granite floors

2nd floor:

- One bedroom with built-in wardrobes
- One master bedroom with built-in wardrobes and a separate walk-in closet with direct access to the balcony
- One guest double bedroom with built-in wardrobes
- Master bathroom with whirlpool tub
- Bathroom with shower
- Attic – storage room
- Walls and ceiling in Swiss stone pine
- Floors in elm wood, Spluga green granite, and carpet

3.5-ROOM APARTMENT on the ground floor of the chalet (approx. 128m²)

Ground floor:

- Entrance hall
- Living and dining room with direct access to the terrace
- Open-plan kitchen
- One double bedroom with built-in wardrobes, en-suite bathroom with bathtub
- One double bedroom with built-in wardrobes
- Bathroom with shower
- Wall cladding in Swiss stone pine
- Floors in larch wood
- Separate laundry area
- Cellar

Garage and parking spaces:

- A garage with 2 parking spaces
- Carport with 2 parking spaces
- 6 outdoor parking spaces

Heating:

- Oil heating with radiators and underfloor heating

The tax rate in La Punt Chamues-ch is 49%.

La Punt Chamues-ch is located at 1700 meters above sea level at the foot of the Albula Pass in the sunny Upper Engadine. It is easily accessible by train and car. The Engadine farmhouses and patrician houses from the 16th and 17th centuries give the village a unique charm. The area offers excellent opportunities for cross-country skiing, hiking and cycling and is an exclusive destination frequented by international fashion icons, celebrities and successful entrepreneurs. Don't miss the opportunity to invest or live in this exceptional property that combines luxury, comfort and the natural beauty of the Engadine.

Nearby is the InnHub La Punt, an innovative campus designed by Sir Norman Foster, which is currently under development. Dedicated to collaboration, innovation and improving human and planetary health, this cutting-edge space blends tradition with modernity, fostering creativity and productivity.

SURFACES

Surface of parcel	~ 1083 m ²
Garden surface	~ 454 m ²
Terrace surface	~ 72 m ²
Surface ground floor	~ 460 m ²

CARACTERISTICS

Number of flats	2
Number of floors above ground	3
Number of bedrooms	5
Number of bathrooms	4
Number of toilets	5
Number of terraces	2
Gross living area	~ 388 m ²
Year of restoration	2009
Heating system	Fuel oil
Heating installation	Radiator, Floor
Second home	Authorized
Inside parking place/s	4 included
Outside parking place/s	6 included
Construction zone	Dorfzone
Communal tax	49 %

DISTANCES

Public transports	500 m
Stores	100 m
Restaurants	100 m

PROXIMITY

- Village
- Green
- Mountains
- Shops/Stores
- Shopping street
- Restaurant(s)
- Railway station
- Bus stop
- Child-friendly
- Primary school
- Cross-country ski trail
- Hiking trails
- Bike trail

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Fence
- Covered parking space(s)
- Parking
- Garage
- Box

INSIDE CONVENIENCES

- Guests lavatory

EXPOSURE

- Good

STYLE

- Classic
- Rustic
- Character house

FINANCIAL DATA**Price****Availability****Price upon request**

To be discussed

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