

# SAMEDAN



## Renovated Historic Engadin House

**Price upon request**

Parking place(s) included



14



8



~749 m<sup>2</sup>

n° ref. **#2936859**



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## SITUATION AND DESCRIPTION

This historic Engadine house, a true symbol of regional architectural tradition, was fully renovated between 2012 and 2013 by architect Hans-Jörg Ruch. The renovation has skillfully combined the charm of the past with modern requirements. Some of the house's architectural elements date back to the 15th, 17th, and 18th centuries, highlighting its long history.

The Sulèr (entrance hall) and the Palantschin (attic) date back to the 17th century. The house likely took its present form in the 18th century when the barn was added, and the roof was made uniform across the entire property, giving it the current volume and layout.

Inside, great care has been taken to preserve the historical authenticity of the house. The medieval walls and 17th and 18th-century features have been meticulously cleaned or restored. Some rooms

feature wood from Engadine pines and Swiss larches, while the solid wood floors throughout are made from Engadine pine, adding a natural warmth to the interiors.

The house comprises 14 rooms, including 3 original Stüvas (traditional living rooms) and 8 bedrooms with 7 bathrooms. The Stüvas provide a warm and welcoming space typical of the region. The bedrooms are spacious and each has its own en-suite bathroom, ensuring privacy and comfort. The 7 bathrooms are elegantly designed with high-quality materials.

This property is a perfect blend of historical charm and modern comfort, offering an exclusive retreat for those seeking a home with a rich history and contemporary amenities.

**SURFACES**

Living area	~ 749 m <sup>2</sup>
Surface of parcel	~ 573 m <sup>2</sup>

**CHARACTERISTICS**

Number of floors	4
Number of rooms	14
Number of bedrooms	8
Number of bathrooms	7
Number of balcony	1
Year of restoration	2013
Heating system	Heat pump
Heating installation	Radiator, Floor, Wall heating
Inside parking place/s	1 included
Outside parking place/s	2 included

**DISTANCES**

Station	300 m
Public transports	50 m
Primary school	100 m
Stores	50 m
Airport	2000 m
Post office	500 m
Hospital	2000 m
Restaurants	50 m

**NEIGHBOURHOOD**

- Village
- Mountains
- Shops/Stores
- Shopping street
- Post office
- Restaurant(s)
- Railway station
- Bus stop
- Child-friendly
- Playground
- College / University
- Sports centre
- Near a golf course
- Ski piste
- Ski resort
- Cross-country ski trail
- Hiking trails
- Bike trail
- Hospital / Clinic
- Doctor

**OUTSIDE CONVENIENCES**

- Garden
- Quiet
- Greenery
- Garage
- Box

**INSIDE CONVENIENCES**

- Without elevator
- Guests lavatory
- Separated lavatory

- Dressing
- Pantry
- Cellar
- Wine cellar
- Ski storage
- Storeroom
- Unfurnished
- Built-in closet
- Bright/sunny
- Exposed beams
- With character

**EQUIPMENT**

- Shower
- Bath

**FLOOR**

- Parquet floor
- Stone
- Granite

**CONDITION**

- Very good
- Renovated

**EXPOSURE**

- Optimal

**VIEW**

- Garden
- Mountains

**STYLE**

- Classic

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

immediately

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- Rustic
- Character house