

Single-family house 5.5 rooms

Attractive living close-to-nature on Lake Zug
with a spacious room offer

6415 Arth SZ

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DATA SHEET

Property

Single-family house 5.5 rooms

Address

Luzernerstrasse 83, 6415 Arth

Plot

GS 3344, 379 m²
Residential zone W3, plot ratio: 0.65

Year of construction

2008

Renovations

2020 Painting of the entire house
Grinding of the floors
Re-varnishing wooden fittings
Wall repairs
Renewal exterior and interior lighting
Garden design

Room height

BL: 2.14 m GF: 2.35 m
TF: 2.40 m AS: 1 m – 2.84 m

Living area

184 m² (incl. jamb wall)
225 m² (incl. jamb wall, incl. hobby room)

External spaces

Garden	98 m ²
of which covered	16 m ²
Balcony	16 m ²

Ancillary spaces

Hobby room with bath	41 m ²
Anteroom	5 m ²
Wine cellar	5 m ²
Cellar	6 m ²
Boiler/Utility room	9 m ²
Attic (incl. jamb wall)	10 m ²

Parking spaces

3 external spaces

Heating:

oil / underfloor heating

Specials

- 4 bathrooms, 1 guest toilet
- Spacious hobby room with kitchen, bathroom and wine cellar
- Stunning mountain and lake view

Availability

By arrangement

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Purchase price
On request

SITUATION

Luzernerstrasse 83
6415 Arth SZ

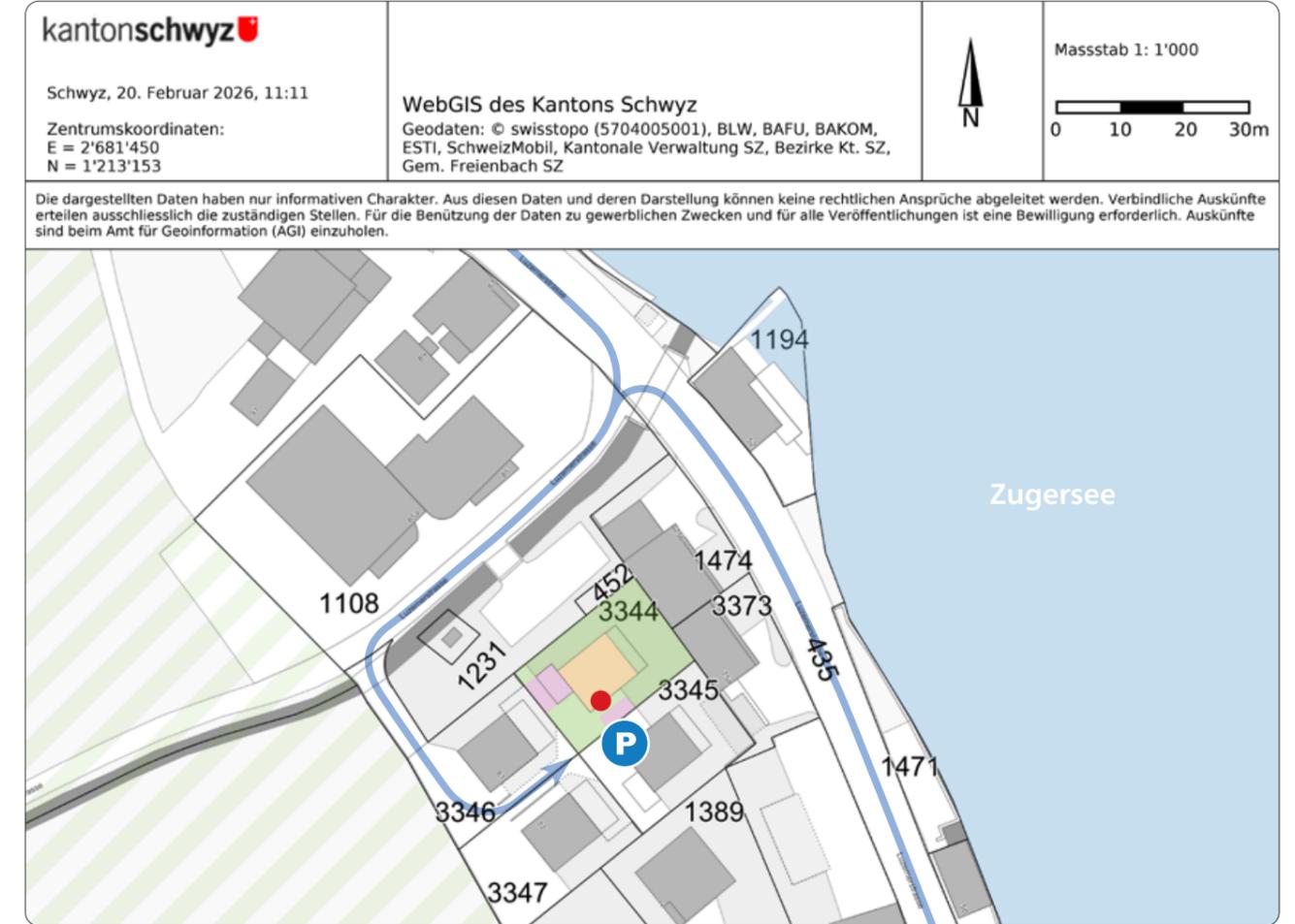


Municipal administration of Arth SZ | www.arth.ch | Tax rate: 110%

-  **Bus**
1.3 km to the «Dorf» bus stop
-  **SBB**
3.9 km to the Arth-Goldau train station
-  **Shops**
1.4 km to the Spar
4 km to various shopping centres in Goldau
-  **Shopping**
Lucerne, Zug, Schwyz

-  **Kindergarten**
1.4 km to the kindergarten
«Altes Schulhaus Arth»
-  **Schools**
 - 1.5 km to the «Zwygarten» «Hofmatt» school buildings with primary level
 - 3.1 km to the lower secondary school MPS Oberarth
 - Cantonal school Kollegium Schwyz
 - Private school and boarding school Gymnasium Immensee

CADASTRAL MAP



-  Plot
-  Property
-  Agricultural zone
-  Visitor parking spaces **P**
-  Entrance

Parking
3 external parking spaces at Luzernerstr. 83



PROPERTY

Single-family house 5.5 (6.5) rooms

- Recently refurbished
- Walnut wood parquet
- Ceramic tiling in the bathrooms
- Ceiling spots
- Mountain and lake vistas
- No lift

Kitchen with island

- V-Zug hob, oven, steamer, dishwasher and refrigerator with an integrated freezer compartment

Sleeping areas

- 1st floor: room 1
- 1st floor: room 2 with access to the balcony
- 1st floor: room 3 with built-in closet, en-suite bathroom and access to the balcony
- Attic storey: master bedroom with en-suite bath

Entrance area

- Entry with a built-in mirror closet
- Guest toilet

Bathrooms

- 1st floor: bath 1 with shower, washbasin, mirror cabinet, toilet and WM/TU
- 1st floor: en-suite bath 1 with shower, washbasin and toilet
- Attic storey: en-suite bath 2 with bathtub, bidet, double washbasin, mirror cabinet and toilet
- Basement level (hobby room): en-suite bath 3 with shower, washbasin and toilet

External spaces

- Large garden with a covered outdoor patio and barbecue area
- Spacious balcony with lake and mountain views
- 3 external parking spaces

Living/Dining area

- Open-plan layout
- With mountain views
- Access to the garden

Further rooms

Basement level

- Hobby room with kitchen and fireplace
- Wine cellar
- Cellar
- Boiler/Utility room

WHAT MAKES THIS HOUSE SPECIAL

Property

- Turn-key single family house with a high level of living comfort and lots of space on four levels
- 5 bathrooms, 3 en-suite and at least one bathroom on each floor, offer a maximum of flexibility
- Enjoy morning sunshine on the balcony with lake and mountains views
- Heated, spacious hobby room with every comfort – kitchen, fireplace, wine cellar and bathroom
- Large garden with splendid mountain vistas for moments of relaxation al fresco

Surroundings

- Privileged residential area on the shores of the lake with a high quality of living and a very special recreational value
- Short paths to the kindergarten and schools
- Fantastic local recreational areas with Lake Zug, Mt. Rigi and the Nature and Wildlife Park in Goldau
- Various shopping options in the vicinity
- Very good transport connections to Zug, Lucerne and Zurich



Access to Luzernerstrasse



Forecourt Luzernerstrasse 83



Enter and feel right at home



Entry



With a practical built-in mirror closet



Guest toilet





Open-plan and brightly designed living area



Dining area



Refined kitchen with cooking island





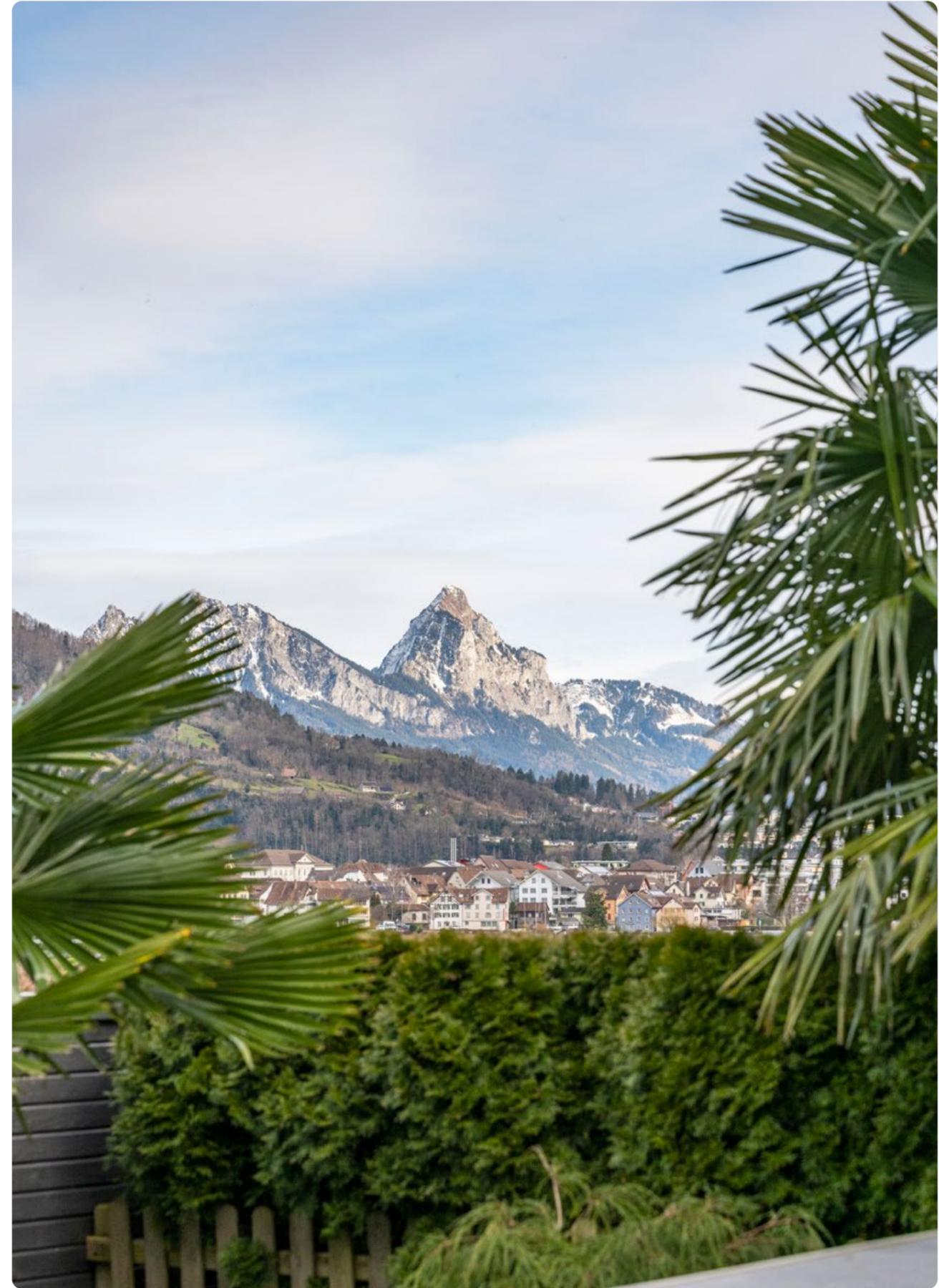
Spacious, idyllic garden



With mountain vistas



Large Mythen – the landmark of Schwyz





Stairs leading to the 1st floor



Room 1 with tailored, built-in closets



Room 2 with access to the balcony



Room 3 with built-in closets...



Access to the balcony

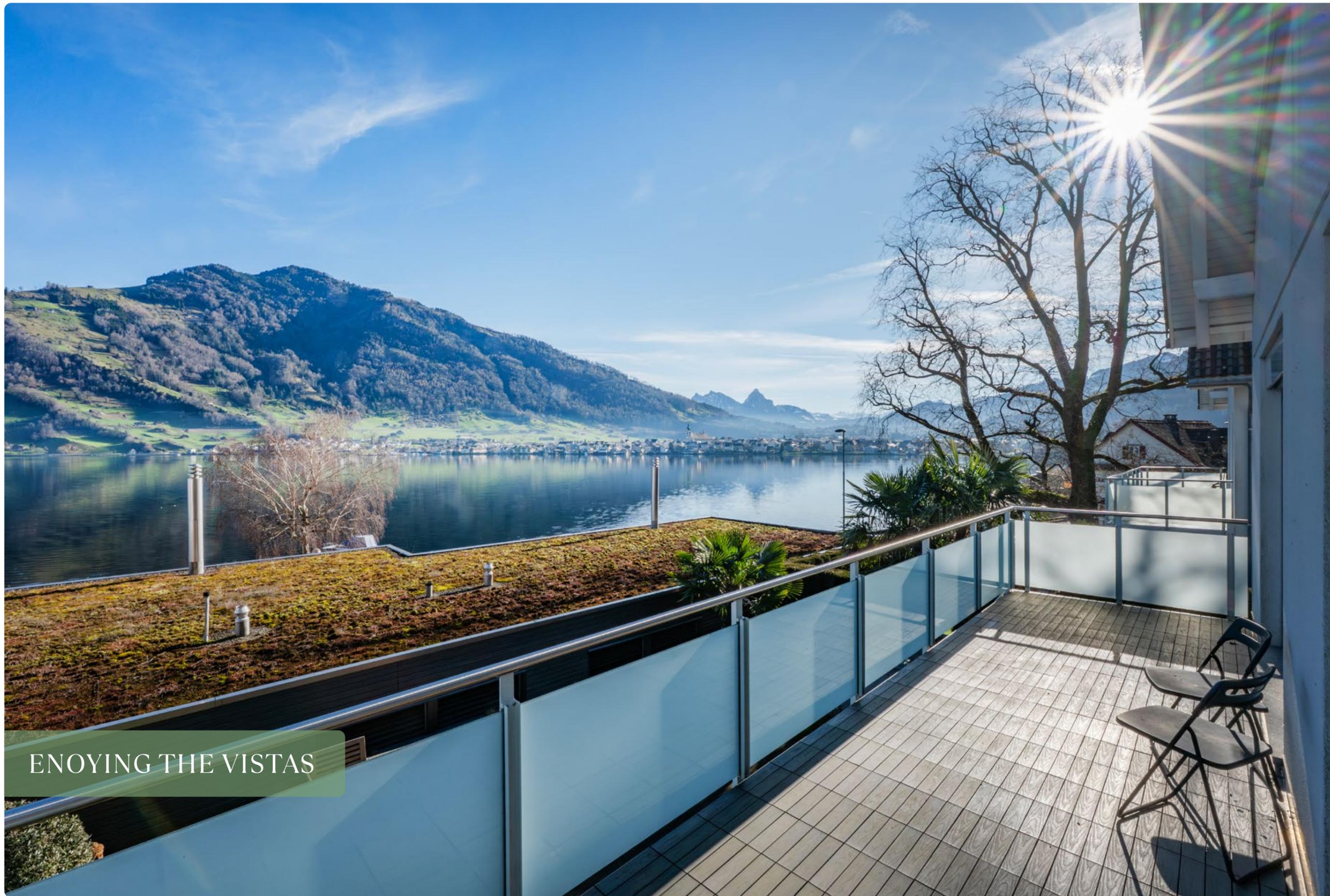


...and en-suite bathroom with a shower



Spacious balcony with lake and mountain views





ENJOYING THE VISTAS

Bathroom 1



With WM/TU



Anteroom 1st floor with stairs leading to the 2nd floor



En-suite bathroom 2



Moments of relaxation in the bathtub



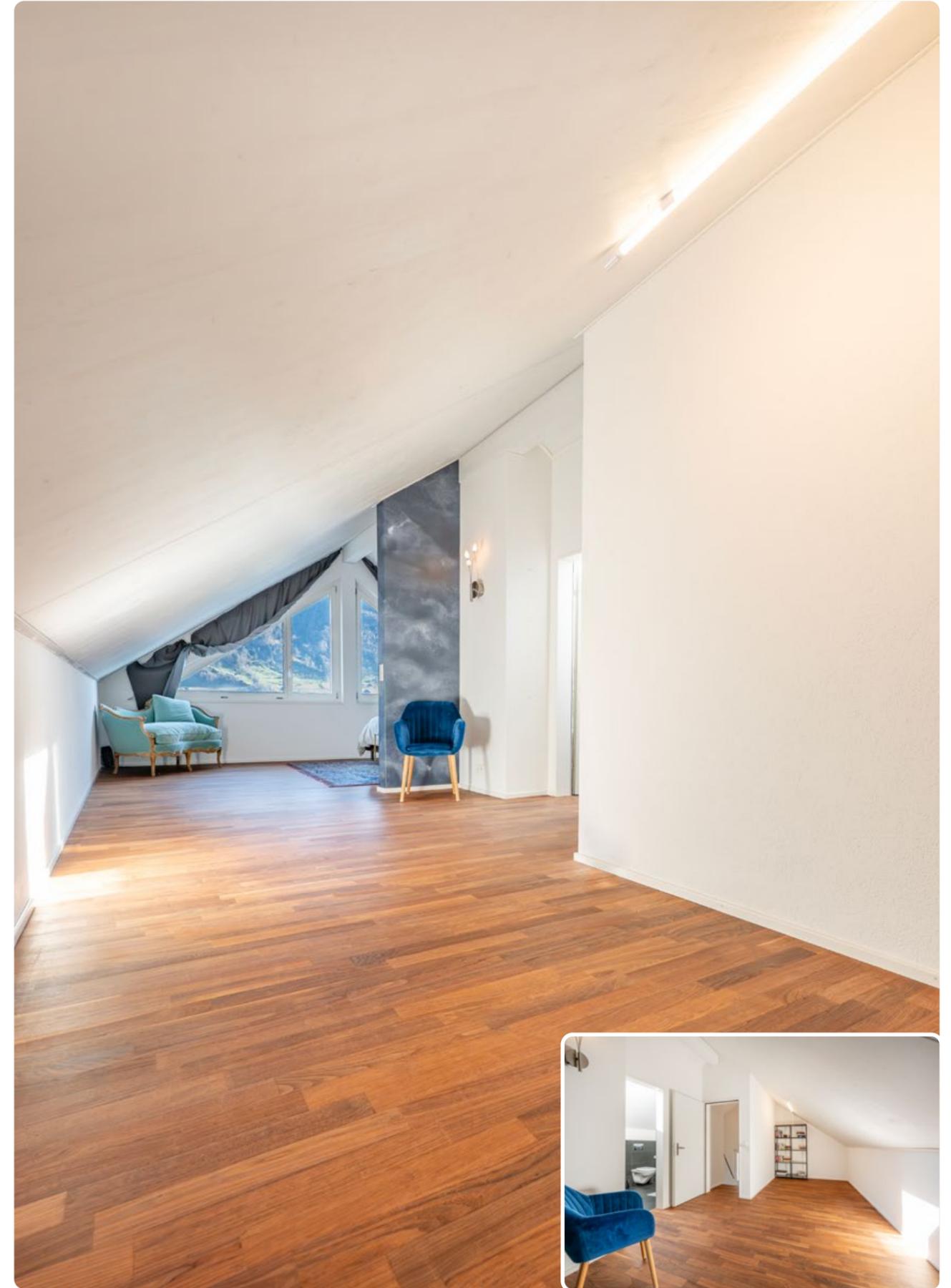
Magnificent views into the distance through the beautiful gable window



Master bedroom



Generous space



DREAM LOCATION
ON THE LAKE WITH
PANORAMIC VIEWS



Hobby room with kitchen on the basement floor



Pure cosiness



Wine cellar and fireplace



En-suite bathroom 3



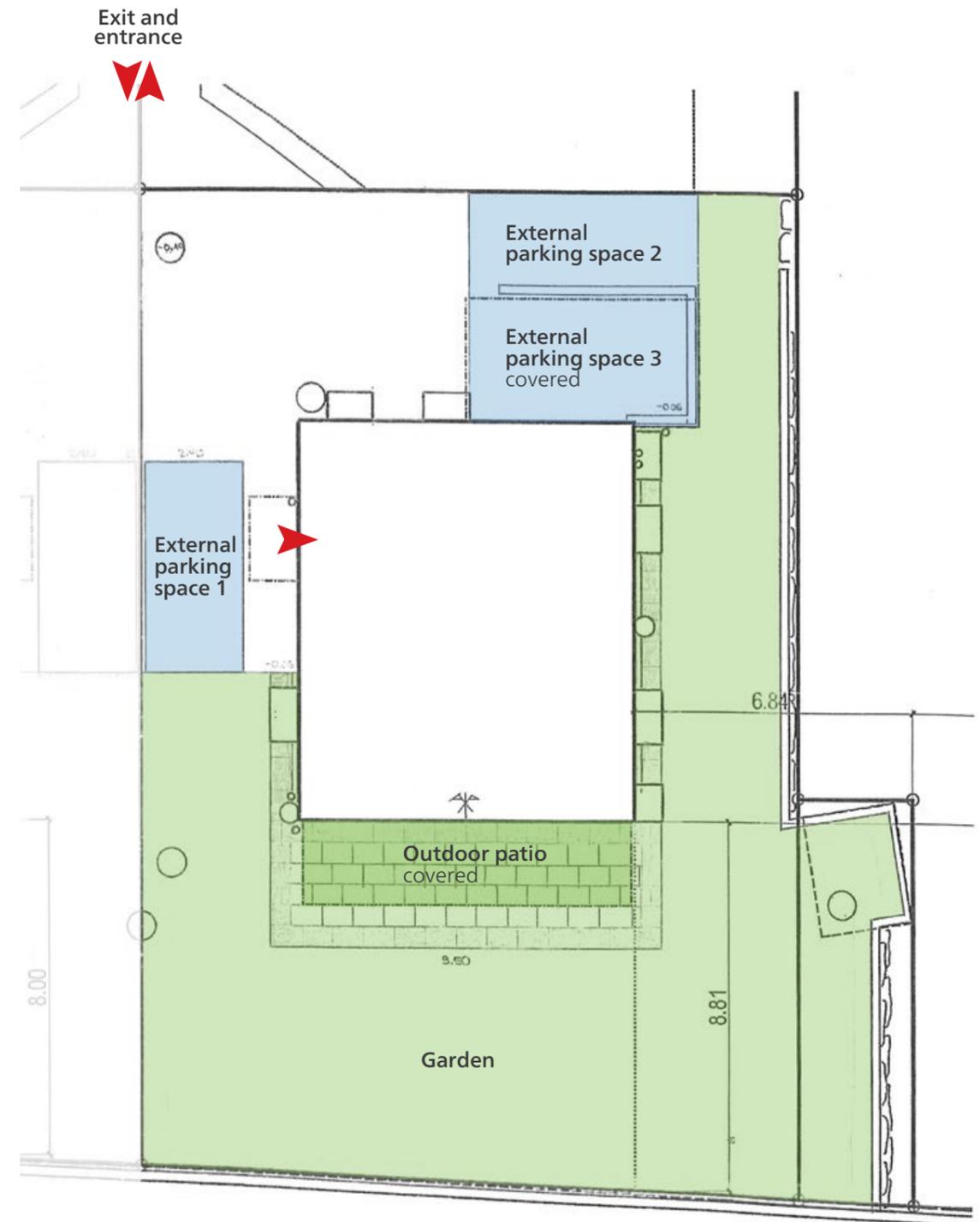


3 outdoor parking spaces



LAYOUT

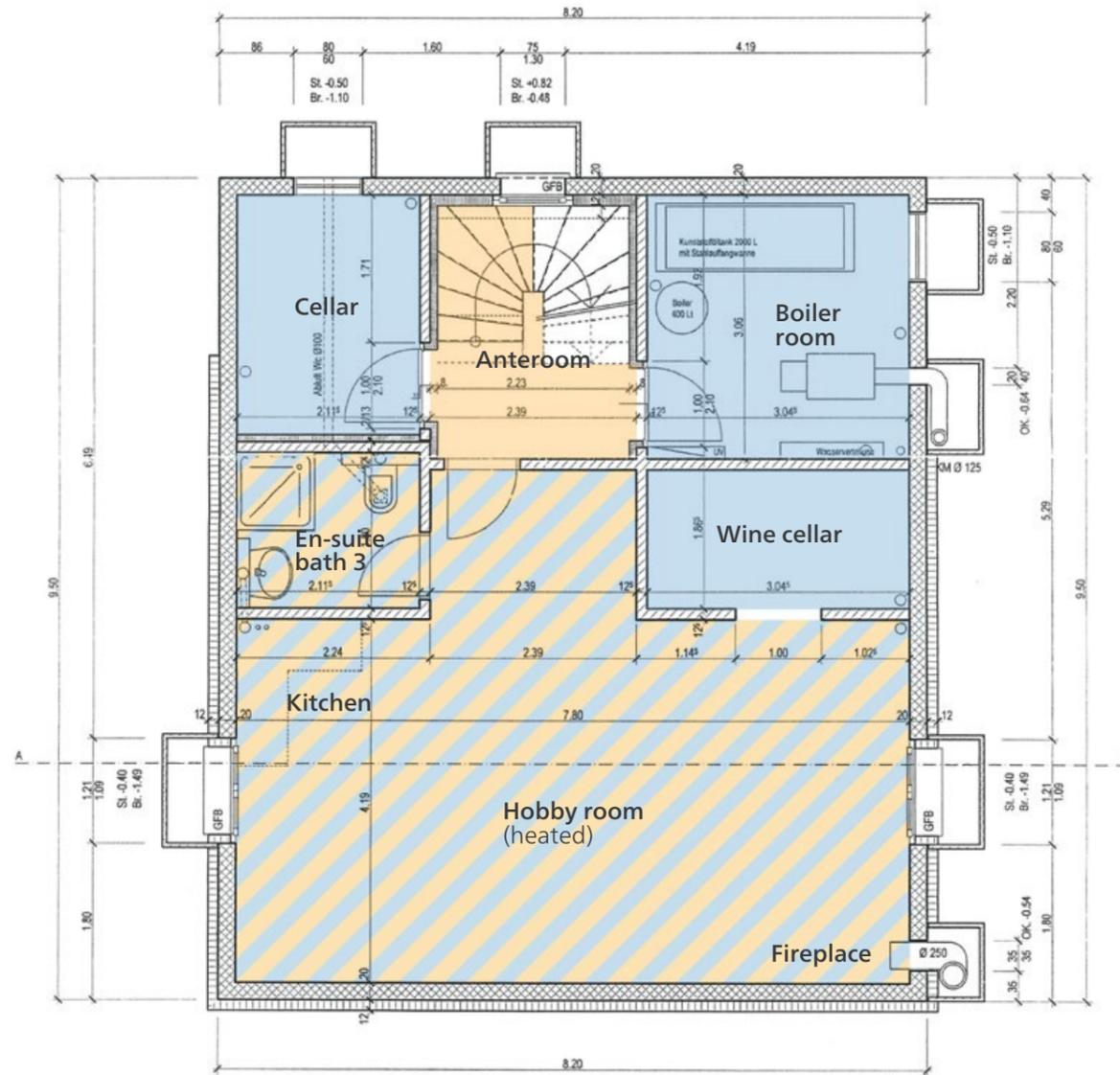
Garden / Forecourt



- Ancillary spaces
- External spaces

LAYOUT

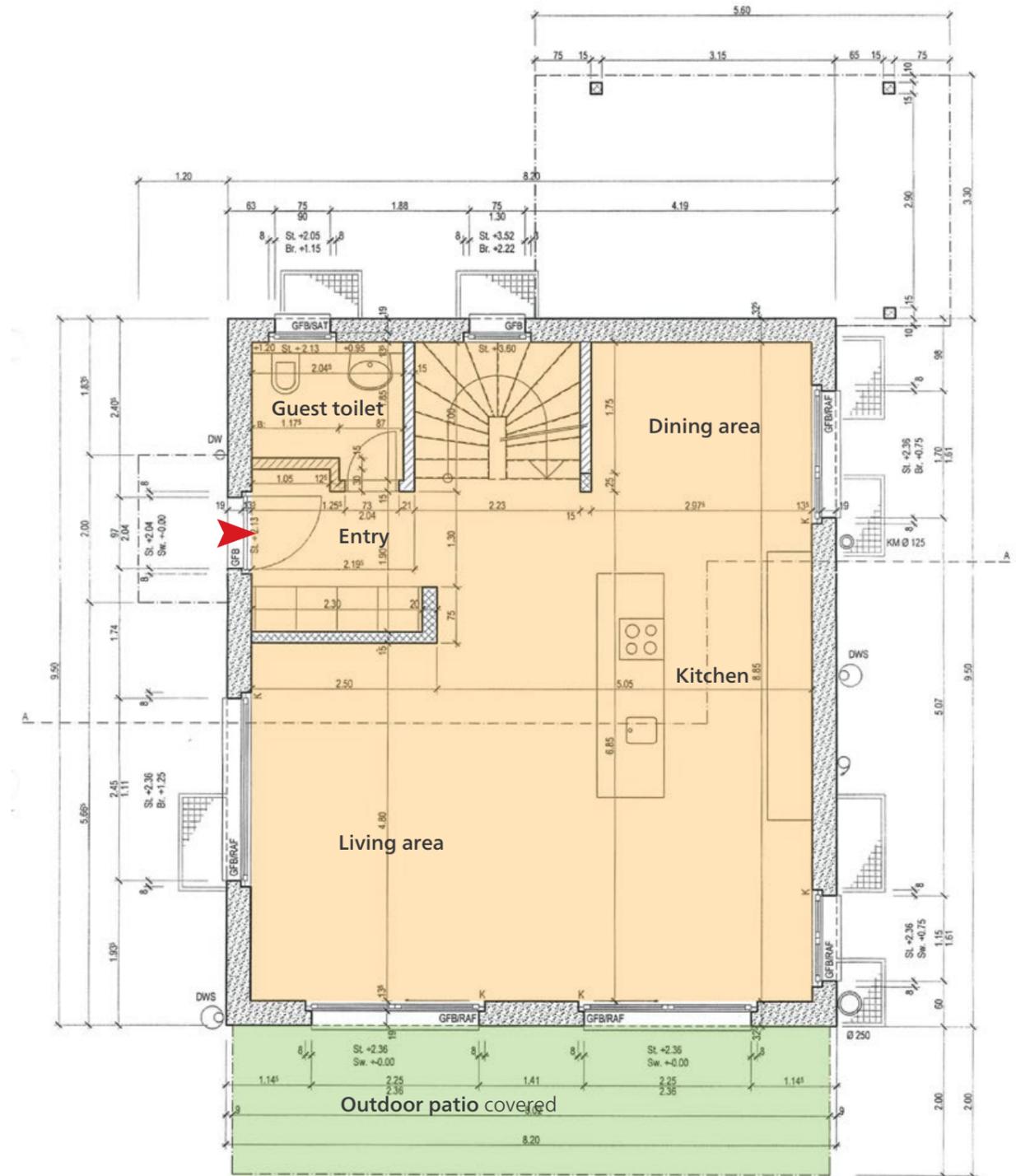
Basement level



- Living area
- Ancillary spaces

LAYOUT

Ground floor

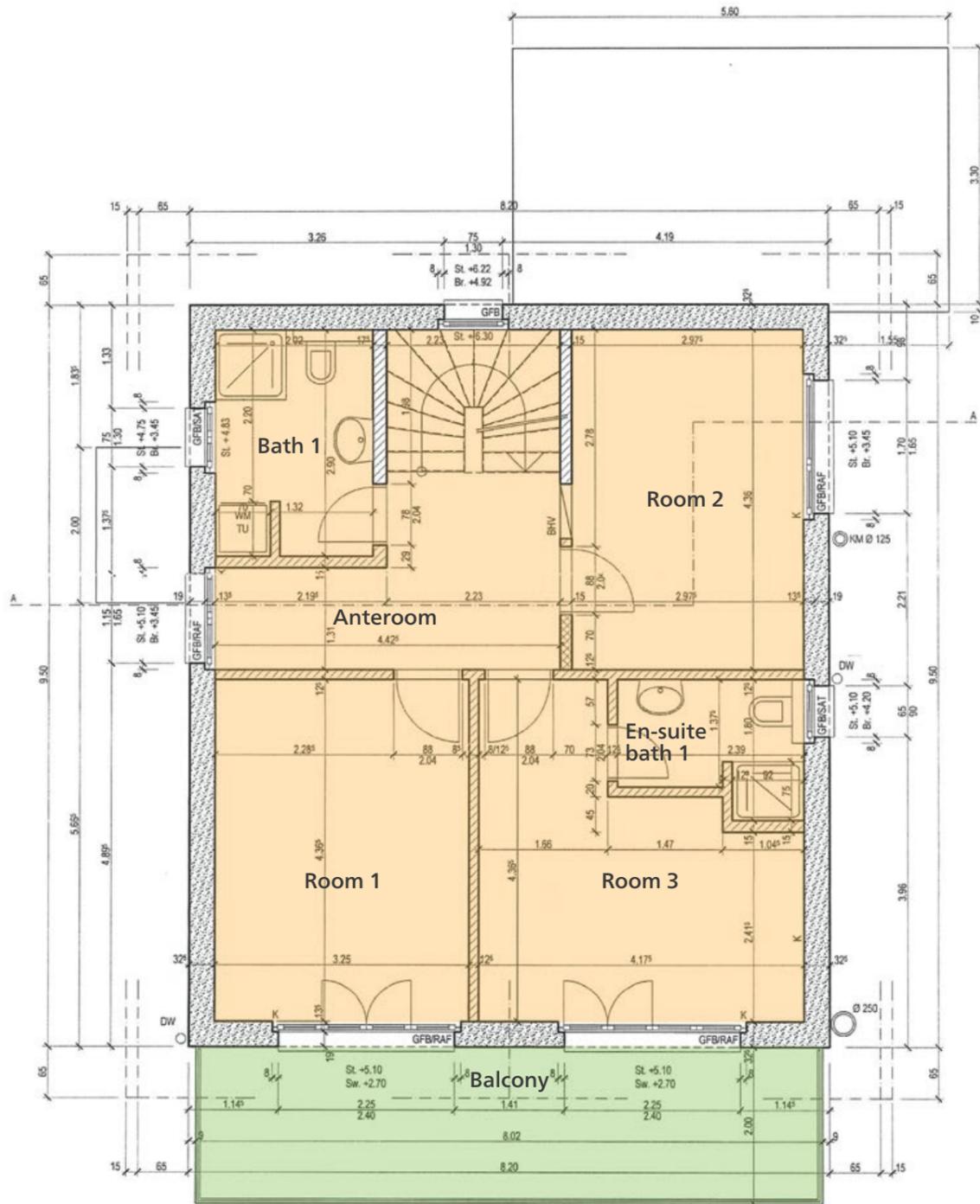


Garden

- Living area
- Ancillary spaces
- External spaces

LAYOUT

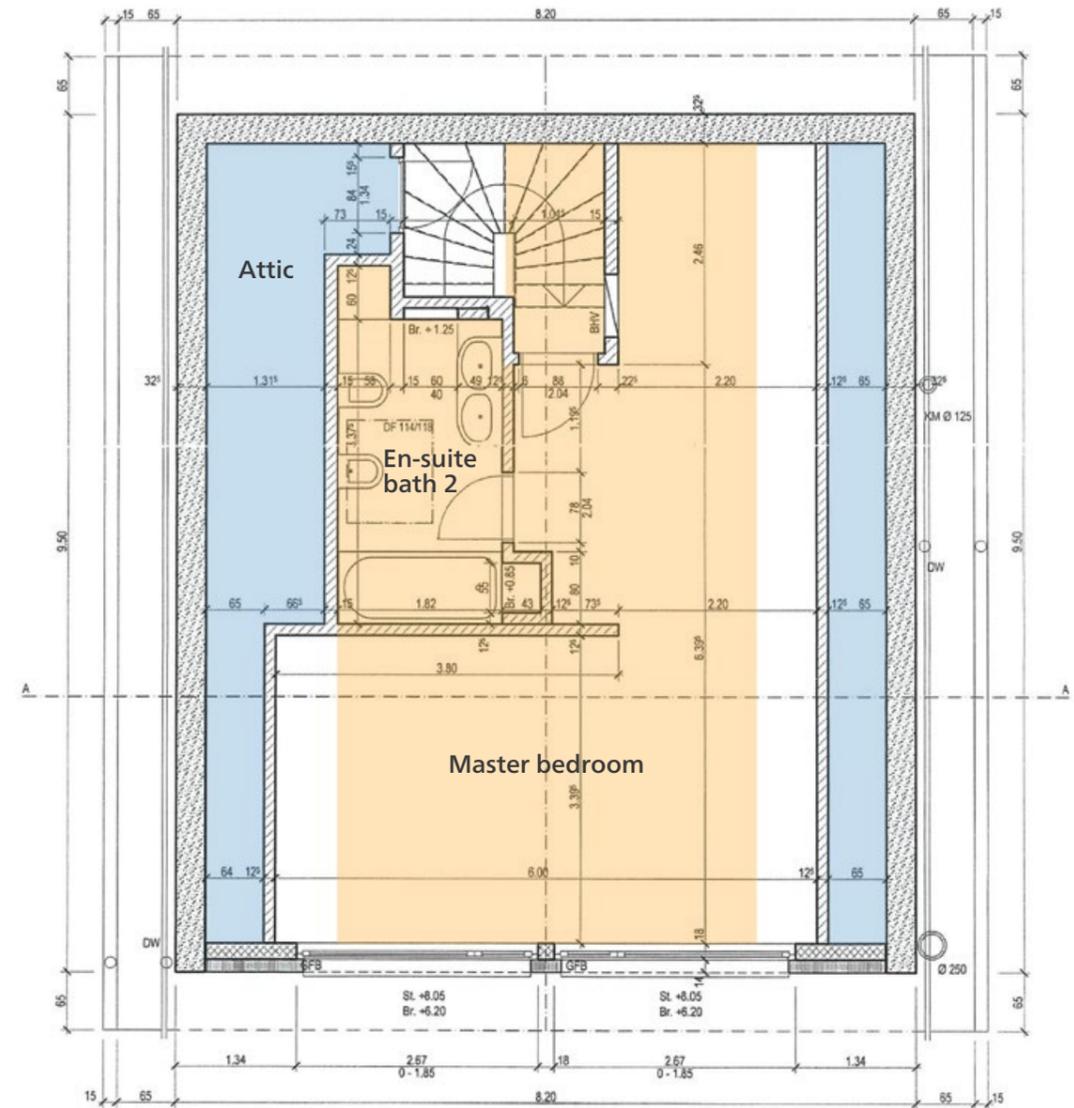
Top floor



- Living area
- External spaces

LAYOUT

Attic storey



- Living area
- Ancillary spaces

Bus stop Arth am See



School building «Altes Schulhaus»



Shopping in the town centre nearby



Arth-Goldau train station



ARTH - ON THE
SOUTHERN END
OF LAKE ZUG



RESIDENCE IMMOBILIEN

Outperform. With passion.