



Garden terraced house 5.5 (6.5) rooms

Exclusive, top-quality living in a sunny hillside location with privacy, views into the distance and garden idylls

6318 Walchwil ZG

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DATA SHEET

Property

Garden terraced house 5.5 (6.5) rooms

Address

Chellenstrasse 14a, 6318 Walchwil ZG

Plot

GS 1188, 4224 m²
W1 zone

Co-ownership unit

GS 85816
80/1000 in GS 1188

Cubic volume

9505 m³

Year of construction

1999

Room height

2.40 m

Living area

190 m²

External spaces

Terrace, garden 272 m²

Ancillary spaces

Cellar 9.7 m²

Parking spaces

1 underground parking space no. 1
1 external parking space (covered) no. 14

Heating

Geothermal probes/
Underfloor heating

Specials

- Timeless architecture and top-quality fittings
- Made-to-measure designer «Wirth & Schmid» fireplace
- 272 m² outdoor area with terrace, garden and garden shed

Availability

By arrangement

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Purchase price
On request

SITUATION


Chellenstrasse 14a
6318 Walchwil ZG





Municipal administration of Walchwil | www.walchwil.ch | Tax rate: 53%


 **Bus**
269 m to the «Aesch» stop

 **SBB**
941 m to the Walchwil s-train station

 **Shops**
890 m to the village centre

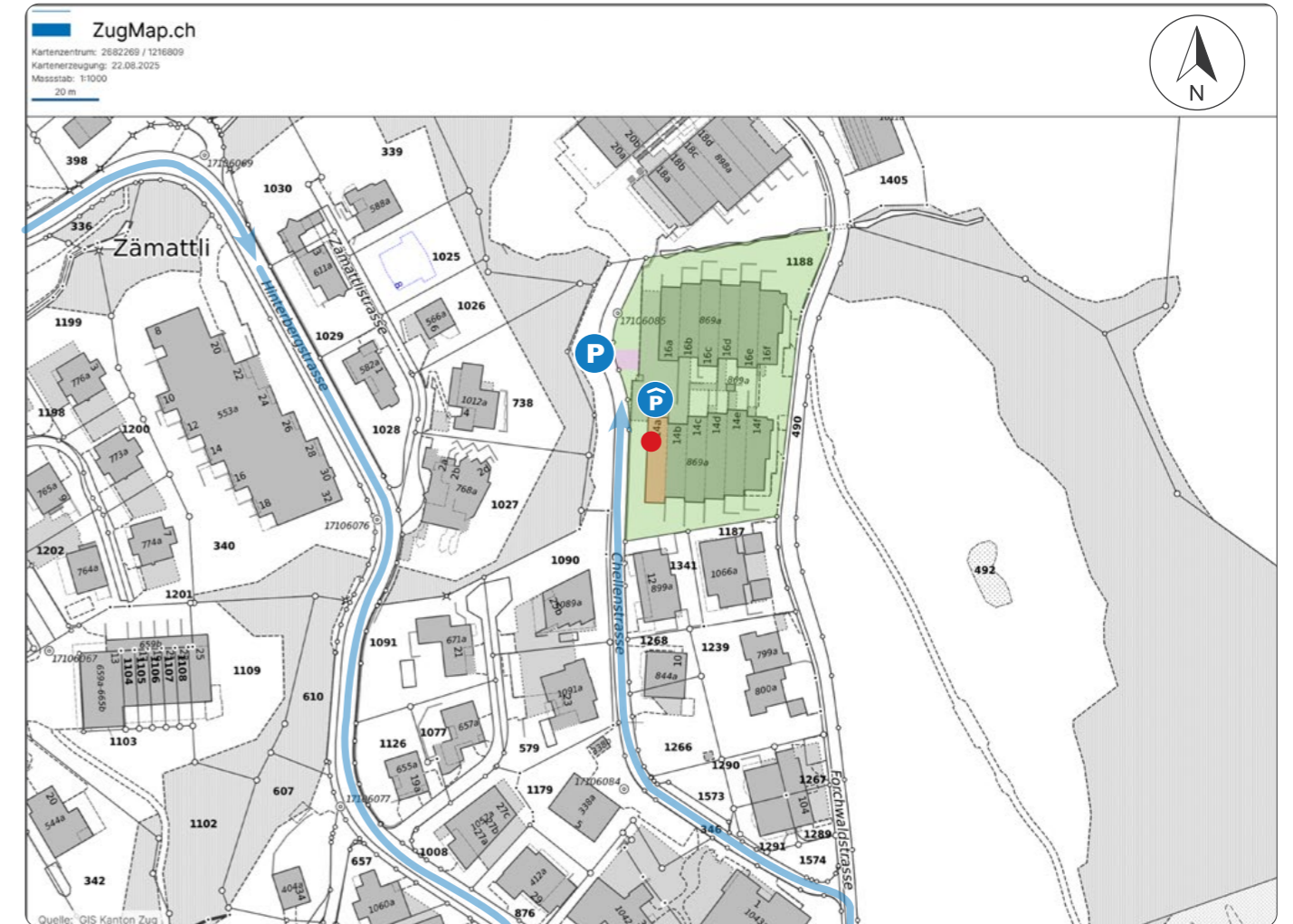
 **Shopping**
Zug, Zurich, Lucerne








 **Kindergarten**
1.3 km to the Sternenmatt school building

 **Schools**

- 1.2 km to the «Engelmatt» and «Oeltrotten» primary schools
- «Oeltrotten» lower secondary school
- Cantonal school in Zug
- ISZL International School in Baar and in Hünenberg

CADASTRAL MAP



-  Plot
-  Property
-  Visitor parking spaces 
-  Underground parking spaces 
-  Entrance

Parking
2 visitor parking spaces at Chellenstrasse 14



PROPERTY

Garden terraced house 5.5 (6.5) rooms

- Oak parquet flooring throughout (16 mm)
- Stylish combination of exposed concrete, glass and wood
- Timeless architecture and top-quality fittings

Kitchen

- Bulthaup kitchen with granite worktops
- V-Zug: induction hob, steamer, Comhair oven, dishwasher
- Siemens: refrigerator and separate freezer

External spaces

- 272 m² garden area with vistas
- Cosy terrace with an electric awning
- 1 underground parking space, 1 external parking space (covered)

Entrance area

- Entry
- Cloakroom with built-in closets and direct access to the cellar compartment

Rooms

- Room 1 – 3 with floor-to-ceiling window fronts and a 5-door closet
- Room 4 with dressing room (incl. passage to bathroom 2) and separate door to the garden
- Library

Further rooms

- Laundry room with washing machine / tumble dryer
- Air-conditioned cellar
- Storage
- Boiler room

Living/Dining area

- Spacious window fronts for a maximum of light incidence
- Open-plan layout with smooth transitions
- Access to the spacious terrace and gardens
- Designer fireplace

Bathroom

- Bath 1: shower, washbasin with base unit, toilet, mirror cabinet and towel heater
- Bath 2: bathtub, shower, double washbasin with base unit, toilet, mirror cabinet, and towel heater

Specials

- Made-to-measure «Wirth & Schmid» designer fireplace
- Kitchen worktops in «Black Mystic/Virginia Mist» granite
- Bath 1 with «Onser-none» granite (Ticino); bath 2 with «Nero Assoluto» granite

WHAT MAKES THIS TERRACED HOUSE SPECIAL

Property

- Exclusive and spacious terraced house with an optimal layout for a maximum of flexibility
- Idyllically situated in a privileged, central location with a well-maintained garden and lots of privacy
- Elegant interior fittings and timeless design for discerning living
- Living and sleeping areas with clear span ceilings – partition walls can simply be moved or removed

Surroundings

- Peaceful, attractive hillside location in well-maintained surroundings at the end of a cul-de-sac
- In the immediate vicinity of beautiful Lake Zug
- Located close to the local recreational area
- Kindergarten, primary and lower secondary schools in the municipality of Walchwil
- Good connections to public transport



Access road to the visitor parking spaces



Discreet entrance area with lots of greenery embedded in nature



Welcome and feel at home



The entry opens gently up to the living area



Entry area – an inviting first impression





OPEN-PLAN LIVING FOR
SHARED MOMENTS



Kitchen with clear lines and top-quality appliances



Dining area with views of nature



HARMONIOUS TRANSITION
BETWEEN INSIDE & OUTSIDE





SPACIOUS &
SUNNY TERRACE



Stylish wooden terrace with views of nature and onto the mountains



Lake vistas onto Lake Zug



Idyllic garden area with own garden shed



Corridor with library



Room 1



...with a 5-door built-in closet



Room 2



...with direct access to the garden



Bath 1 elegant and top quality



Connection corridor to all of the rooms



Room 3



Room 4



...for peace and sleeping bliss



Dressing room with access to bathroom 2



Bathroom 2 with bathtub and shower



Laundry and Boiler room



Air-conditioned cellar



Underground parking space no. 1



External parking space no. 14

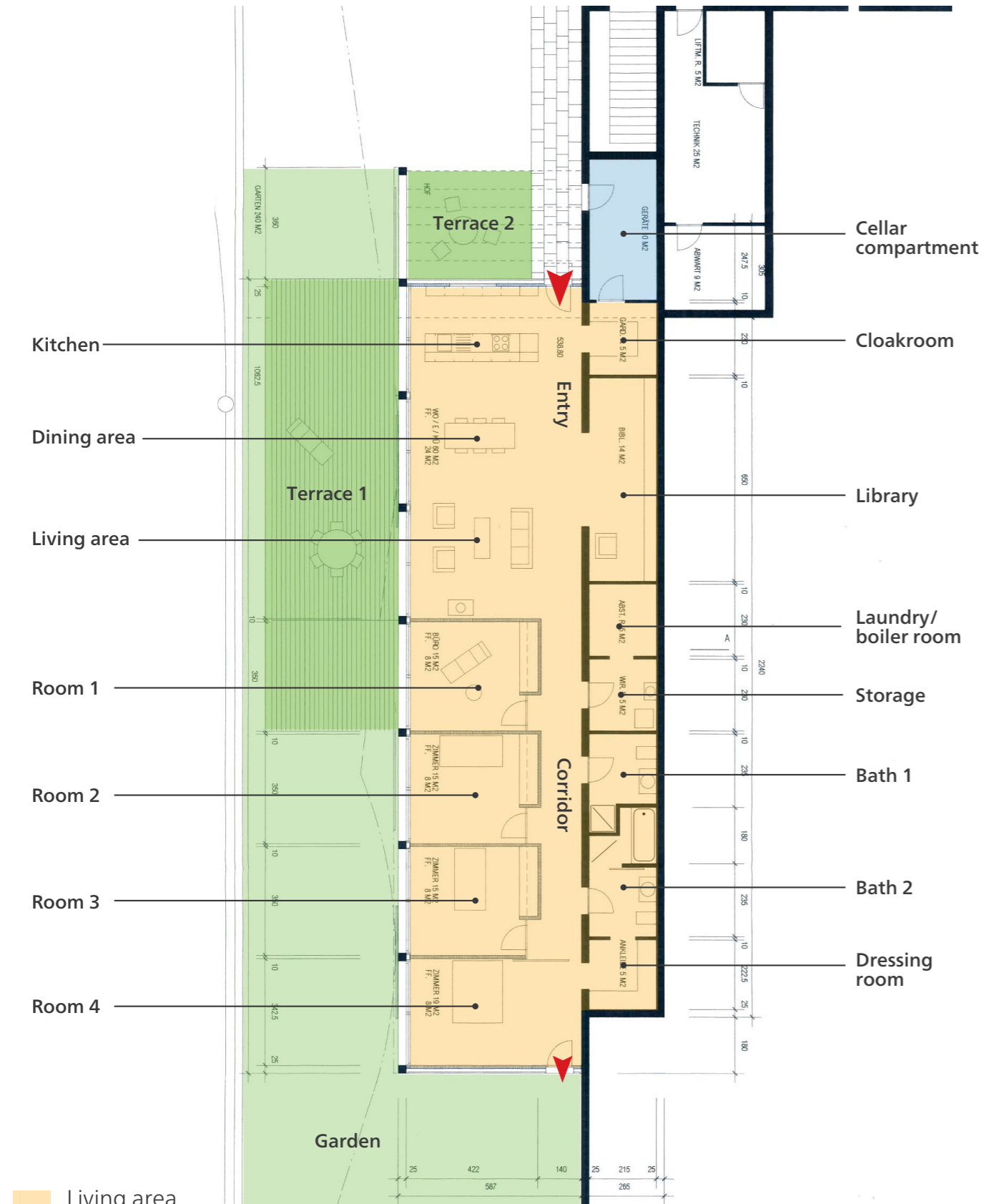


With lovely impressions on the way home



LAYOUT

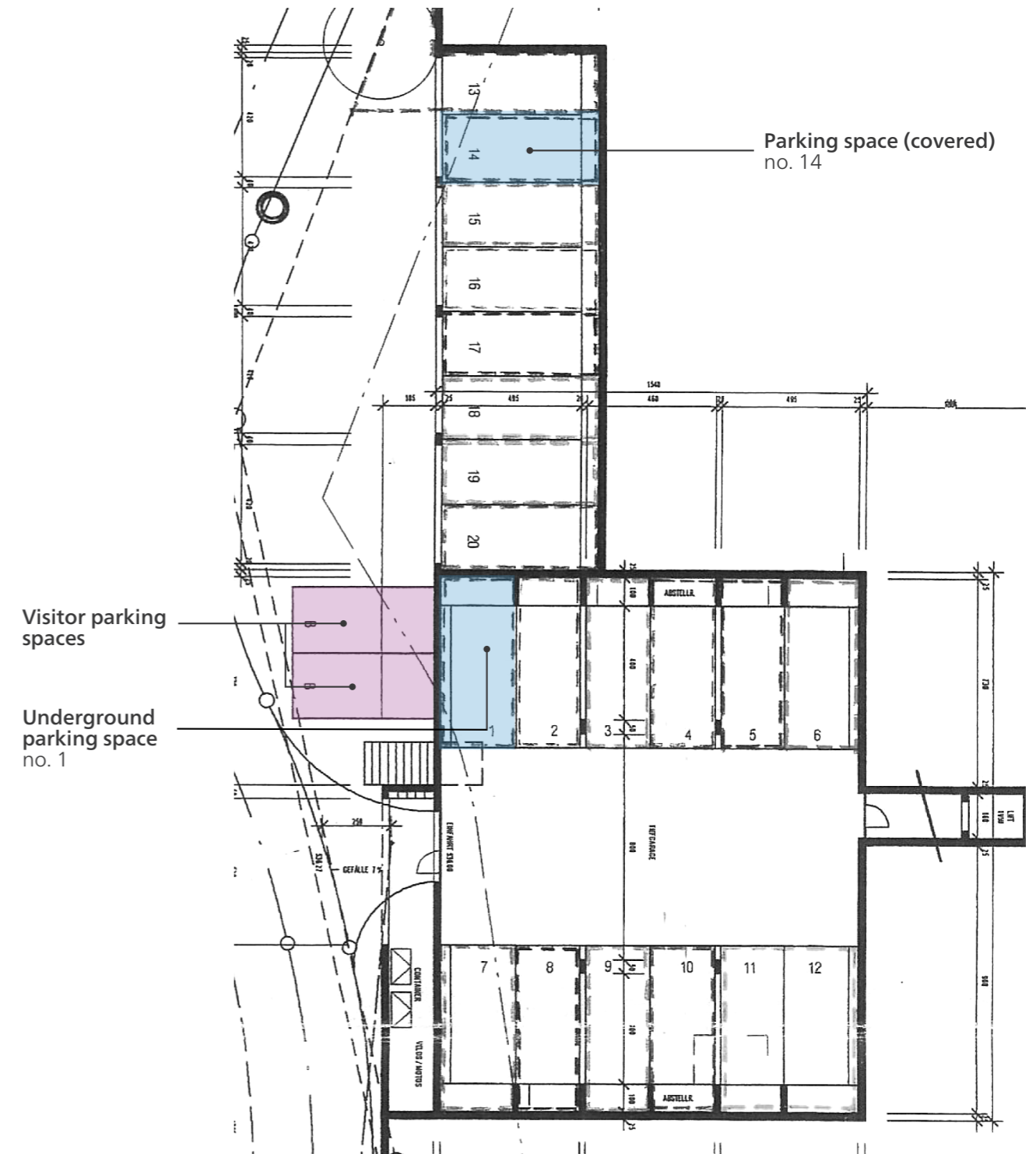
Living area



- Living area
- External spaces
- Ancillary spaces

LAYOUT

Ground floor



- Ancillary spaces
- Joint use

Aesch bus stop



Primary school and lower secondary school Walchwil



Walchwil train station, public transport to Zug, Zurich or toward the south



ISZL International School Baar and Hünenberg



WALCHWIL – A GEM ON
THE SHORES OF LAKE ZUG



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Outperform. With passion.