



8733 Eschenbach SG

An impressive, detached **south facing 4 double ensuite bedroomed house** with an **indoor pool (8m x 4m)** together with an attached **self-contained 2 double ensuite bedroomed apartment** situated on a quiet road with no through traffic permitted. Built in 1972 and recently renovated.

The property benefits from its privileged position located on the top of an escarpment overlooking the village of Eschenbach. Both house and apartment have **brehtaking uninterrupted views, from every room, over the Alps and Lake Zurich.**



8733 Eschenbach SG (40 minutes to Bellevueplatz via car)

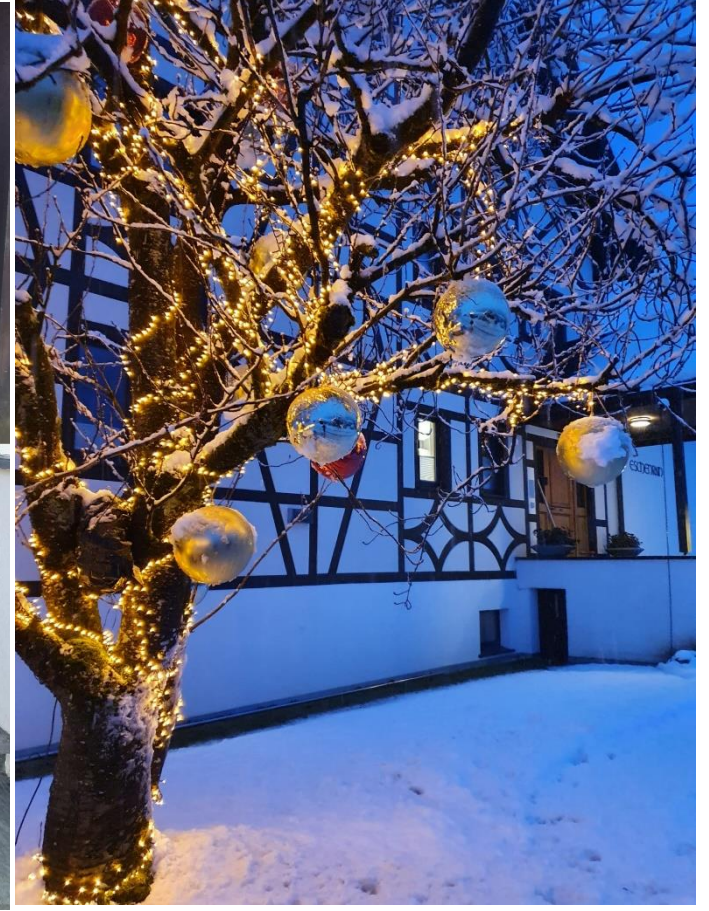
The front facade of the main house offers the charm of a bygone era with its traditional farmhouse architecture and wooden beams. In direct contrast the rear of the house is in a modernist style with large triple glazed picture windows designed to capture the houses' unrivalled views.

Both the main house and the apartment boast green credentials with 4 boreholes each of a 200m depth providing ground source underfloor heating throughout. A vast roof provides potential for the addition of solar panels.

Cat6 LAN and cable connections can be found in every room together with a fibre-optic connection to the house. Perfect for home office.

Complete renovation of all bathrooms together with new pipework.

Oiled oak flooring throughout with slate tiles in the entrances, kitchens, bathrooms and basement area.



MAIN HOUSE ENTRANCE (GROUND FLOOR)

An imposing double fronted entrance opens to an enclosed entrance room with the potential for fitted wardrobes. Green lawns on either side and a lush flowering cherry tree make for an impressive first impression upon arrival come spring, summer, autumn or winter.



MAIN LOUNGE + SECONDARY LOUNGE

Once in the main open plan hallway it is impossible not to be stopped in one's tracks by the sheer scale of the main lounge to the right with its majestic proportions of approximately **100m squared** and in parts reaching a **ceiling height of 6m**. Large picture windows dominate one and a half walls of the room providing unobstructed views of the Alps and Lake Zurich. In keeping with the scale of the room a large fireplace provides a charming focal point.

Leading from the main hallway a smaller secondary lounge can be found. Large sliding doors lead directly onto the **main balcony (40m squared)**.



MAIN KITCHEN + DINING ROOM + GUEST TOILET

As if plucked from the latest style magazine a contemporary grey Shaker style kitchen with an electric 4 oven cast iron Aga and Butler sink greets the eyes. Additionally, it has a combi steamer, microwave and extra space around the corner for a Redit come pantry. To top it all off there is a large island perfect for those who enjoy plenty of space for entertainment.

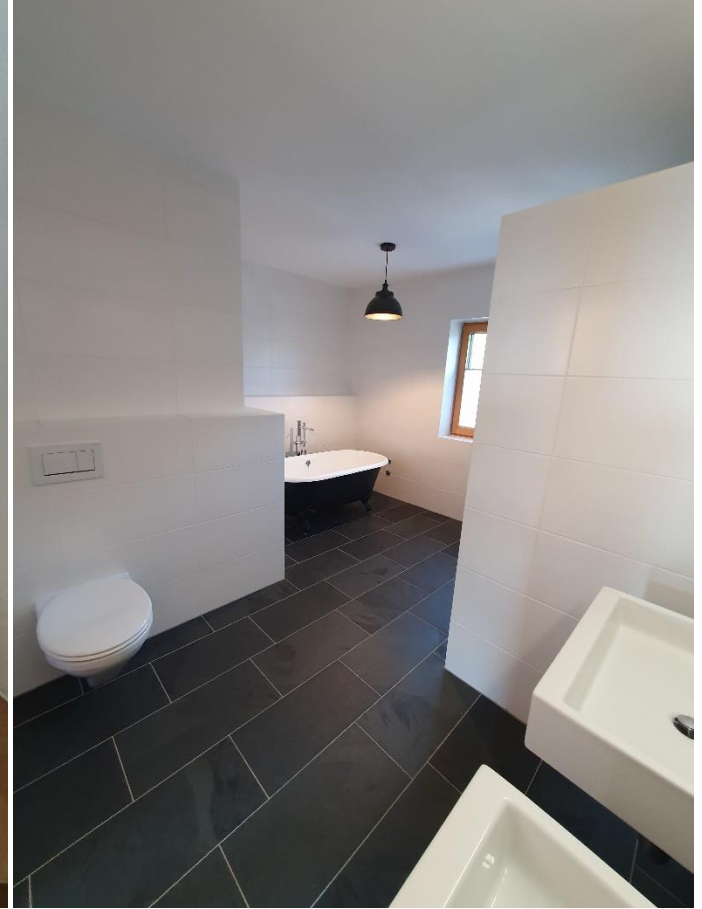
A spacious dining room leads from the kitchen and makes full use of the view with large picture windows from ceiling to floor. It has direct access to the main balcony.

Leading from the main hallway a modern guest toilet can be found with white tiles and slate flooring.



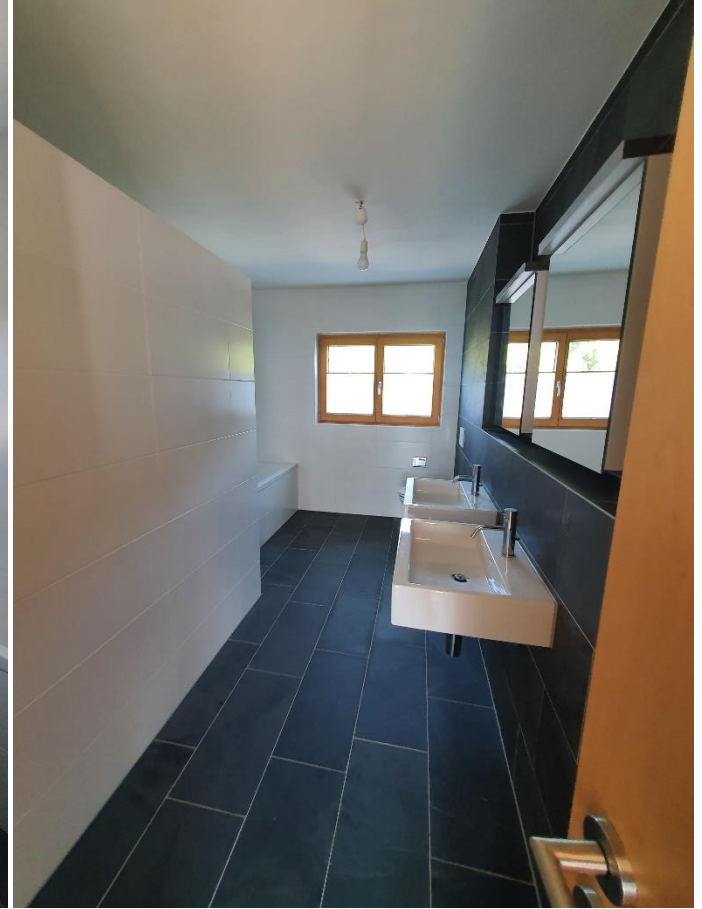
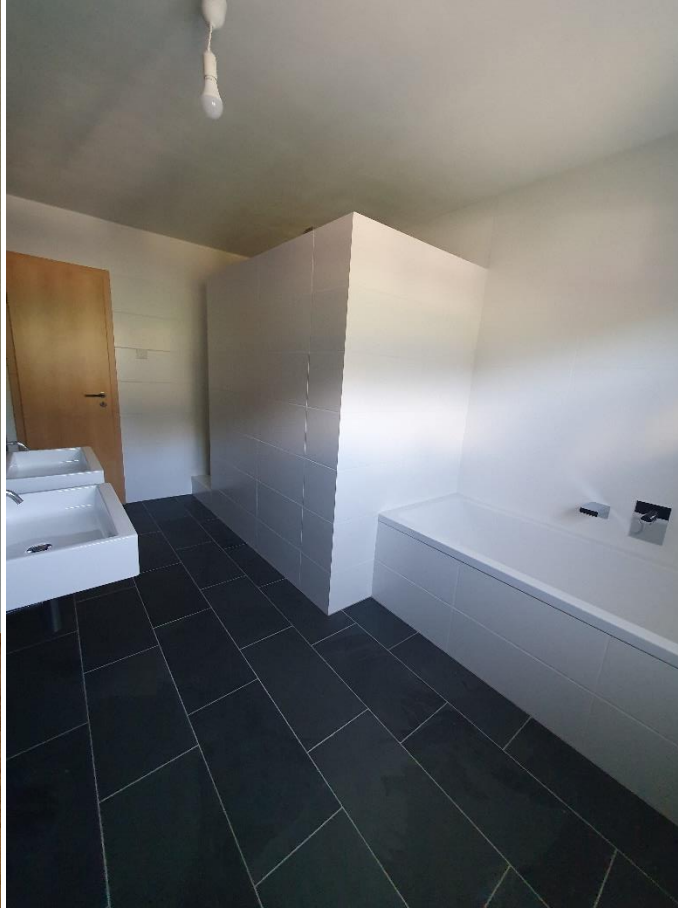
INDOOR POOL

Continuing on the ground floor one can find a unique **100m squared room dedicated to an 8m x 4m indoor swimming pool** with its own separate shower and toilet that leads out onto the large balcony. With such a unique room height and pool depth this special feature takes up the same space as a three floored detached/semi-detached house. Whilst in need of renovation the room offers enormous potential either as a pool room or as a living space with the option to create an additional 200m squared living space over multiple floors. In addition, much like the 100m squared lounge, the pool room is dominated by one and a half walls of huge picture windows flooding the room with sunlight and continuing to offer that all important special view.



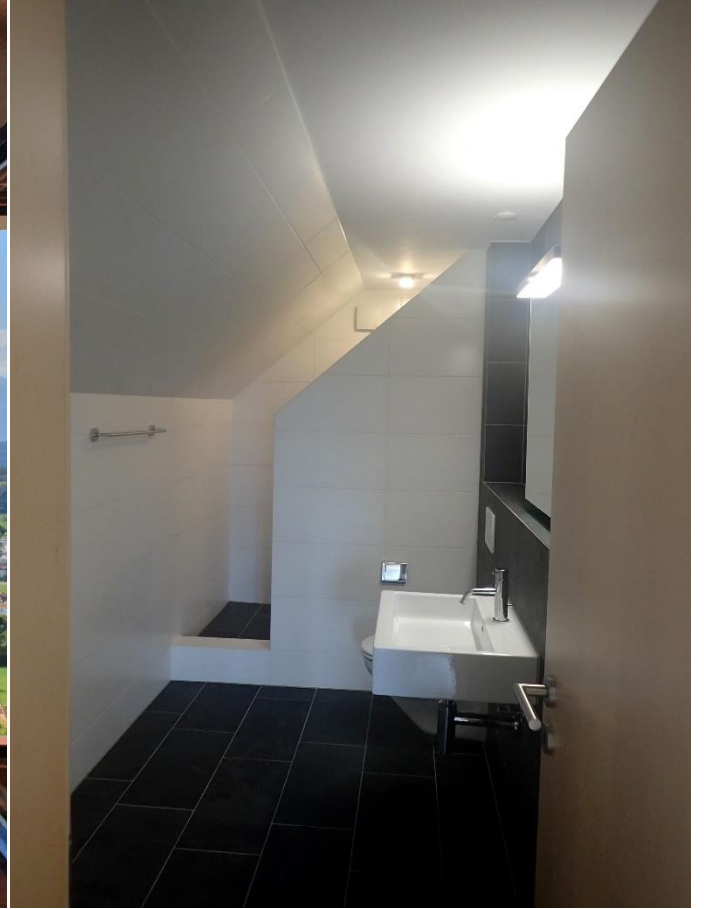
MAIN HOUSE: MASTER SUITE (FIRST FLOOR)

A beautiful oak staircase leads onto the first floor where the **Master Suite** leads off of a large landing with adequate space for seating. Once in the room one can discover floor to ceiling windows along the south facing wall offering a breathtaking view. This provides a feeling of sanctuary and wellbeing. A window door provides direct access to the balcony. The large ensuite bathroom with its free-standing roll top bath, separate walk-in shower and twin sinks provides an additional feeling of space and wellness. The bedroom boasts a separate ensuite dressing room and direct access, via a small corridor, to the **Junior Suite**.



MAIN HOUSE: JUNIOR SUITE

Equal in size and features to the **Master Suite** the **Junior Suite** also offers a retreat-like feel sharing the same breathtaking views from the neighbouring room but with its own direct access to the balcony. The suite offers a very large ensuite bathroom with a separate, very spacious walk-in shower with the added feature of a rain shower. Twin sinks and a large bath complete the modern bathroom.



MAIN HOUSE: SUITE 3 + SUITE 4 + ATTIC (SECOND FLOOR)

Up a further flight of stairs one can find two more ensuite double bedrooms. In the same gorgeous style, these bedrooms benefit from an unbeatable view thanks to their position at the top of the house. Both **Suite 3** and **Suite 4**, much like the **Master Suite** and **Junior Suite**, benefit from spacious, private bathrooms with built in showers.

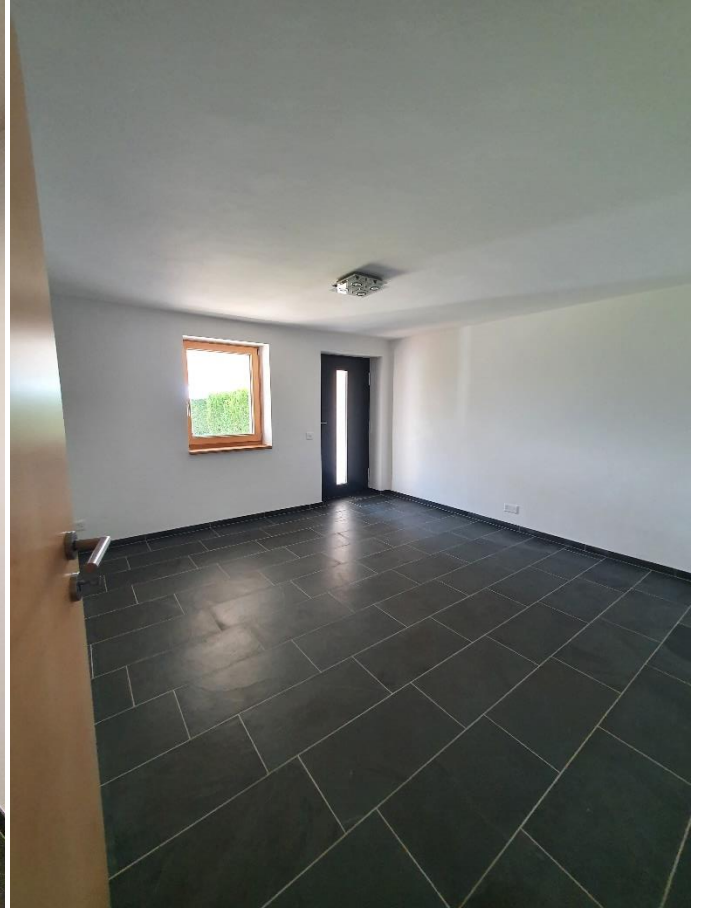
From the vast landing outside you will find access to a unique hidden treasure. A fully renovated attic space with a sloping ceiling provides a 'snug' for reading, watching television or as the ultimate 'teenager's den'.



MAIN HOUSE: STORAGE ROOM 1 + STORAGE ROOM 2 + HEATING TECHNICAL ROOM

A unique feature of the lower ground floor is that it is both heated and flooded by natural daylight due to the nature of the house being built on a slope. Two storage rooms can be found on the front side of the house. Both offer great spaces for sports equipment or simply additional storage spaces.

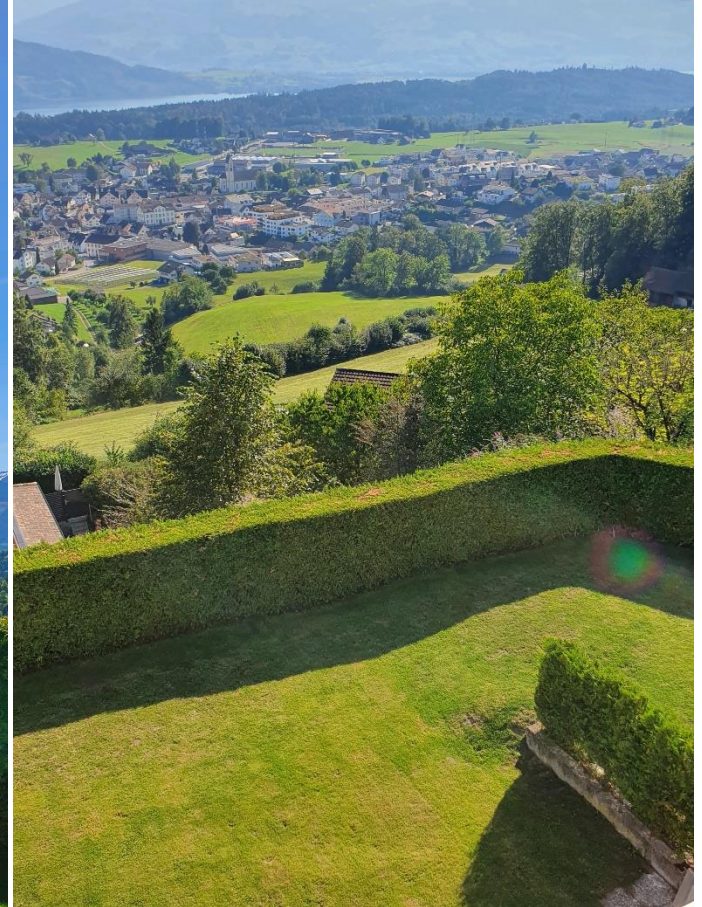
The Heating Technical Room houses a large ground-source heat-pump capable of heating the house, the apartment and the swimming pool. Two large hot-water storage tanks provide the heating system and the hot-water system.



MAIN HOUSE: WASHROOM + OFFICE + BOOTROOM + OIL TANK ROOM

Overlooking a section of the garden, a **spacious office** can be found next to a **large washroom** with two windows. Leading from the washroom there is a large 30m squared unheated and unrenovated room previously used to house the oil to heat the house. The new heating system has been designed to heat this room. There is the potential to add a door with direct access to the garden.

A further room leading off of the very spacious, heated corridor is a substantial **Boot Room** providing direct access to the garden. An ideal storage space for sports equipment or coats and boots. Additionally, the room would lend itself as a hobby room, benefitting from the large window providing natural daylight.



GARDEN + GARAGE + PARKING

The house and apartment sit on a plot of 2,048m squared. Due to the nature of way the house sits on the plot, the garden is completely private from all sides. The main garden is fenced and surrounded by an evergreen hedge. An additional lawned area behind the garages offers a shaded area with a large walnut tree. The garden stretches down beyond the lawn and behind the hedge with a sloped plot of land. Being a south facing slope it would lend itself as the ideal place to grow vines for making your own wine.

Unrenovated 'garage boxes' provide parking for 3 cars together with off-road parking for an additional 6+ cars. There is enormous scope to remodel this area to provide extensive parking with a large modern garage.



APARTMENT: ENTRANCE HALL + KITCHEN + DINING/LIVING ROOM

The house boasts a completely **self-contained two-bedroom apartment of 100m squared** which is perfect for a multigenerational set-up. It can be accessed via a private entrance leading to an enclosed entrance room with the potential for fitted wardrobes. It can also be accessed via the basement from the main house. The kitchen is in the same contemporary Shaker style as the kitchen in the main house. At present it is unfinished.

The dining/living room is a spacious sunlit space with plenty of room for both a seating area and a large dining table.

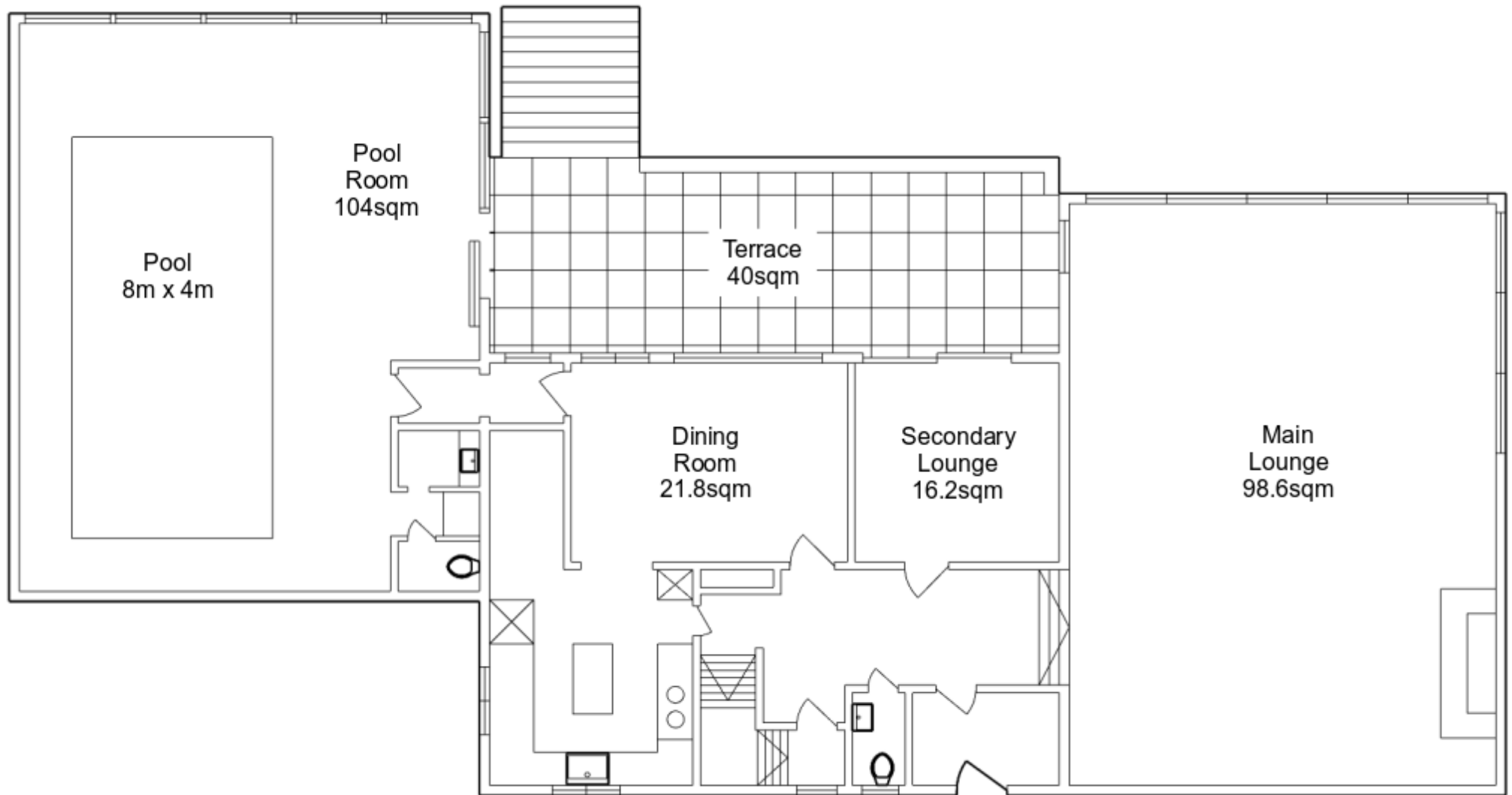


APARTMENT: MAIN SUITE + GUEST SUITE + GARDEN/PATIO

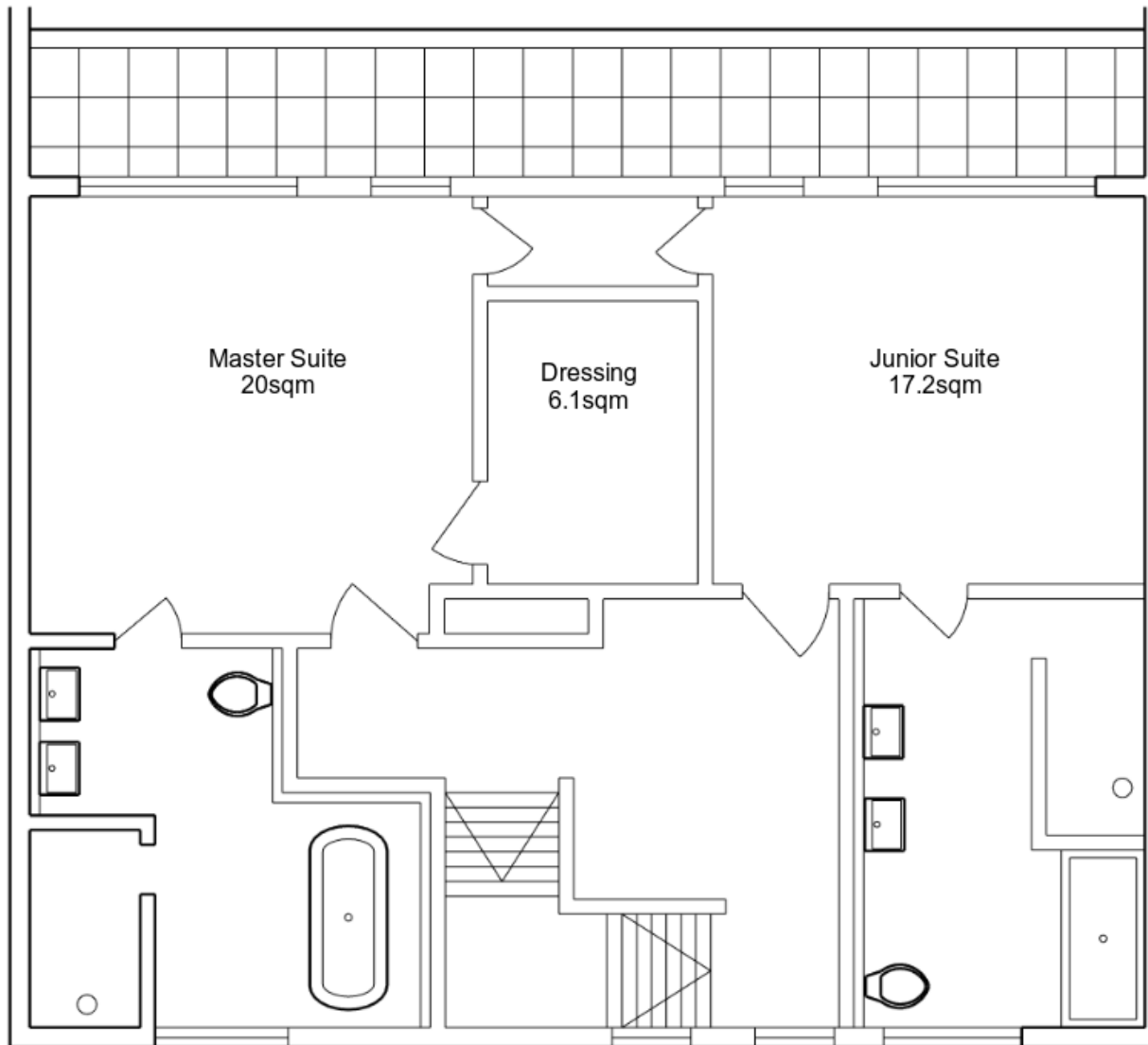
The apartment is made up of two ensuite bedrooms. The **Main Suite** is a very large room with an ensuite bathroom. Equally large is the **Guest Suite** with an ensuite 'Jack-and-Jill' bathroom which can be accessed both from the bedroom and the hallway.

The apartment benefits from a sizeable private patio and garden separate to the main house. A hedge separates the apartment's garden and patio from the house for ultimate privacy.

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



LOWER GROUND FLOOR

