



## Luxury 5 Bed House For sale in Küssnacht



### Информация об агенте

Название:	Niall Madden
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Specialties:	
Property Type:	Apartments
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Languages:	English
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### Детали объявления

Недвижимость:	На продажу
Цена:	USD 4,332,473.54

### Местоположение

Страна:	Швейцария
Адрес:	Glorihöchi Küssnacht
Почтовый индекс:	6403
Добавлено:	25.07.2024

Описание:

Luxury 5 Bed House For sale in Küssnacht Switzerland

Esales Property ID: es5554242

Property Location

Glorihoechi 7

Kuessnacht am Rigi

Schwyz

6403

Switzerland

Property Details



## Luxurious Living Awaits in a Sought-After Swiss Paradise: Single Family Home for Sale in Küssnacht

Imagine waking up to the breathtaking panorama of Mount Rigi and Lake Lucerne, a panoramic masterpiece unfolding right outside your window. This exceptional single-family home nestled on a private street in Küssnacht, Switzerland, offers a unique opportunity to own a piece of paradise. This residence is more than just a house; it's a haven of luxury, comfort, and convenience, perfectly suited for high-income families with children or retirees seeking tranquility with low wealth taxation.

### A Haven for Family and Guests:

The well-designed layout caters to both family living and hosting guests. The ground floor boasts a separate apartment with its own bathroom, a compact kitchen, and access to a charming garden. This space is perfect for visiting relatives or friends, offering them a comfortable and private retreat within your home.

### Living with Breathtaking Views:

Ascend to the first floor and be greeted by a breathtaking panorama of Mount Rigi and the captivating town of Küssnacht. Unwind in the spacious living area or step out onto the inviting winter garden, a unique space that seamlessly blends the beauty of nature with the comfort of your home.

### A Tranquil Upper Level:

The upper floor provides a haven of tranquility dedicated to family life. Three well-appointed bedrooms offer ample space for relaxation and rejuvenation. A dedicated bathroom ensures comfort and convenience for residents.

### Beyond the Bedrooms:

This exceptional property boasts more than just luxurious living quarters. It offers a comprehensive array of additional features that enhance functionality and comfort. A dedicated laundry room simplifies household chores, while a spacious basement provides ample storage space. A dedicated heating room ensures optimal climate control, with the added benefit of a newly installed heat pump system for increased efficiency. The attic offers additional storage space, while a charming 'Wendy house' in the garden provides a whimsical haven for children. Ample parking spaces ensure convenience for residents and guests. For added peace of mind, the bathrooms were recently renovated in 2022.

### Future Expansion Possibilities:

The property boasts zoning that allows for an extension of the living space up to 475 square meters, offering exciting potential for customization and creating a truly personalized haven. Renovations have already been conducted in 2007, 2009, and 2018, providing a solid foundation to build upon.

### A Community and Location Beyond Compare:



This exceptional residence is situated on a private cul-de-sac street, fostering a sense of community and privacy. The annual levy of CHF 281.35 ensures the upkeep of the street, ensuring a well-maintained environment. Beyond the immediate surroundings, the location offers unparalleled convenience. The property is within walking distance of the sparkling Lake Lucerne, renowned schools, essential shops, a train station for easy commutes, and a captivating golf course. For those seeking outdoor adventures, breathtaking landscapes surround the property in all directions, offering endless opportunities for exploration.

#### Strategic Connectivity:

Küssnacht offers easy access to major cities and transportation hubs. Enjoy the convenience of freeway access, connecting you to Zug (15 minutes away), Lucerne (20 minutes away), Zurich (30 minutes away), and the international airport (35 minutes away). A nearby heliport provides an additional transportation option for those seeking a touch of luxury. For families with children attending international schools, the bus stop conveniently picks children up right on your street, eliminating the need for long commutes.

#### A Haven of Low Taxes and Tranquility:

Küssnacht is a low-tax district with no inheritance or gift tax, making it an attractive location for those seeking financial peace of mind. This, combined with the property's serene setting and captivating surroundings, creates an ideal environment for retirees seeking a tranquil lifestyle or high-income families looking for a haven to raise their children.

#### The Perfect Blend:

This exceptional single-family home in Küssnacht offers the perfect blend of luxury, functionality, and captivating surroundings. The structurally sound building provides a solid foundation, while potential for modernization allows you to personalize the space to reflect your unique style. Whether you envision creating a legacy for your family or seeking a haven of relaxation, this truly beautiful and relaxing place to live offers something for everyone.

Contact us today to schedule a viewing and embark on your journey to owning a piece of paradise in Küssnacht, Switzerland.

#### ABOUT THE AREA

Nestled amidst the breathtaking beauty of central Switzerland lies the captivating town of Küssnacht am Rigi, often simply referred to as Küssnacht. This idyllic haven, positioned at the foot of the majestic Mount Rigi, offers a unique blend of natural splendor, charming history, and convenient access to major cities. Imagine strolling along picturesque streets lined with traditional Swiss chalets, the scent of fresh mountain air filling your lungs, and the majestic peak of Mount Rigi dominating the horizon. Küssnacht beckons with its tranquil atmosphere and endless opportunities for exploration.

Beyond its picturesque charm, Küssnacht boasts a rich history waiting to be discovered. Delve into the



town's fascinating past by visiting the renowned Tellskapelle, a chapel commemorating the legendary Swiss hero William Tell. Explore captivating museums that unveil the region's cultural heritage, or embark on a scenic hike through rolling hills dotted with historical landmarks. Küsnacht offers a glimpse into Switzerland's past, providing a deeper appreciation for the country's captivating story.

For those seeking an active lifestyle, Küsnacht offers a haven of outdoor adventures. The towering presence of Mount Rigi, a UNESCO World Heritage Site, beckons hikers and mountain enthusiasts to explore its scenic trails and breathtaking vistas. Beyond the slopes of Rigi, captivating lakes, verdant forests, and rolling hills provide endless opportunities for exploration. Whether you enjoy hiking, cycling, swimming in the crystal-clear waters of Lake Lucerne, or simply picnicking amidst breathtaking scenery, Küsnacht offers something for every outdoor enthusiast.

Despite its idyllic setting, Küsnacht boasts surprising convenience. The town is well-connected to major cities in Switzerland, with easy access to Zug, Lucerne, and Zurich. A nearby international airport ensures seamless travel connections, while a well-developed transportation network within the town allows for easy exploration. For families with children, Küsnacht offers excellent schools, ensuring a well-rounded educational experience. This unique combination of tranquility, rich history, and convenient access to urban centers makes Küsnacht a truly exceptional place to live, work, and raise a family.

## MAiN FEATURES:

- \* 250m<sup>2</sup> of living space
- \* 865m<sup>2</sup> plot
- \* 5 Bedrooms
- \* 3 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Private Pool
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Switzerland
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## Общие

Спальни:	5
Ванные комнаты:	3
Готовые кв.м.:	250 кв м

## Utility details

Heating:	да
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## Lease terms



Date Available:

## **Дополнительная информация**

Virtual tour URL:

[https://www.youtube.com/embed/6-ejbiKrD\\_M?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent](https://www.youtube.com/embed/6-ejbiKrD_M?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent)

## **Contact information**

IMLIX ID:

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