



## House Bigger than eight bedroom

912 m<sup>2</sup>, Land 2 700 m<sup>2</sup> Rorschacherberg, Switzerland

13 415 600 €



Layout  
**Bigger than eight  
bedroom**

Area  
**912 m<sup>2</sup>**

Terrace  
**80 m<sup>2</sup>**

Parking  
**7x garage**

In one of the most charming locations on the shores of Lake Constance in Sankt Gallen, we present to you a completely renovated Art Nouveau villa for sale. This prestigious mansion masterfully combines the timeless charm of bygone eras with quality and modern amenities. A private dock with a swimming pier and the breathtaking backdrop of Lake Constance right at your fingertips create a unique atmosphere for absolute tranquility.

### Attractions:

- Traditional architecture and exquisite craftsmanship from days gone by.
- Well-equipped kitchen with kitchenette.
- Stylish bay window seating.
- Separate dining room with fantastic lake views.

<b>Price</b>	13 415 600 €
<b>Built-up area</b>	310 m <sup>2</sup>
<b>Floor area</b>	912 m <sup>2</sup>
<b>Terrace</b>	80 m <sup>2</sup>
<b>Elevator</b>	Ano
<b>Parking</b>	7x garage
<b>Building energy rating</b>	G

## House Bigger than eight bedroom

912 m<sup>2</sup>, Land 2 700 m<sup>2</sup> Rorschacherberg, Switzerland

13 415 600 €



- 5 generously and tastefully furnished bedrooms including dressing room and en-suite bathroom.

- 4 elegant bathrooms and an additional guest toilet.

- 2 prestigious office rooms (can also be used as bedrooms).

- Utility and storage room in the basement.

- Wine cellar with tasting room and fireplace.

- Spa area with sauna, gym and bathroom including toilet.

- Private lift (basement - 2nd floor).

- Central house control, camera system, sound system.

- High quality materials and tasteful customized furnishings throughout.

- Breathtaking views of the lake.

- Dock with a floor area of approx. 60 m<sup>2</sup> for boats of approx. 8-10 m in length.

- Private airport Altenrhein in the immediate vicinity.

For more information, please contact us. We will be happy to let you see for yourself the uniqueness of this property.

If the property does not suit you, please do not hesitate to contact us about your wishes. We have hundreds of

## VÁŠ MAKLÉR



**Nicolas Peknik**

+420 602 544 858

info@philip-frank.com

# House Bigger than eight bedroom

912 m<sup>2</sup>, Land 2 700 m<sup>2</sup> Rorschacherberg, Switzerland

13 415 600 €



## House Bigger than eight bedroom

912 m<sup>2</sup>, Land 2 700 m<sup>2</sup> Rorschacherberg, Switzerland

13 415 600 €

