PHILIP&FRANK

PREMIUM REAL ESTATE SERVICES



Bigger than eight-bedroom House

1 361 m², Land 12 320 m² Balgach, Switzerland

Price upon request



Layout
Bigger than eightbedroom

Area 1361 m²

Land 5949 m²

Parking 7x outside

On an elevated prominent location above the village of Heerbrugg in the vicinity of Heerbrugg Castle, we offer for sale two unique jewels of neo-Baroque architecture.

One is a representative villa and the associated "Pförtnerhaus", a historic family house with a generous plot. Both listed properties are situated on a landscaped plot of approximately 12,320 m². In addition to acquiring the entire property, it is also possible to purchase the "Villa" and the "Pförtnerhaus" with building land reserve separately.

Villa:

- Historic residential and commercial building with a usable area of approx. $1^{\prime}211m^{2}.$

Built-up area	639 m²
Floor area	1361 m²
Land	5949 m²
Elevator	Anc
Parking	7x outside
Building energy rating	G

IČO: 04116232 DIČ: CZ04116232

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- Completely renovated in 2005-2007 to a high standard and in accordance with the original style.
- Fully let to four tenants (2x commercial/ 2x residential).
- Approx. 11 spacious offices with extended ceiling heights on two floors.
- Two-story archive space in attic (currently used as office space).
- Possibility of converting the archive space into an exclusive residential unit.
- Personal elevator from the basement to the attic floor
- Land area for individual sale approx. 8,319 sqm
- Idyllic parkland and old vineyards
- Unique views, best location in the centre

"Pförtnerhaus":

- 2019 carefully and stylishly renovated.
- Conversion into a "real" family house with incredible charm.
- Unique architectural and design language in the interior.
- Preservation of the historic building structure and various details of the furnishings.
- Exhibition project of the Cantonal Conservation Authority.
- Ground floor with new, fully equipped kitchen

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VÁŠ MAKLÉŘ



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