



Single-family house 9 rooms

Sunny, spacious residence in a popular and idyllic location

6332 Hagendorn ZG

RESIDENCE IMMOBILIEN

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DATA SHEET

Property

Single-family house 9 rooms
(According to the GIS of the Canton of Zug:
building with two apartments)

Address

Grobenmoos 4, 6332 Hagendorn ZG

Plot

GS 1565, 743 m²
Agricultural zone

Cubic volume

916 m³

Year of construction

1961

Renovations

2022 Oil heating
Regular maintenance

Room height

2.32 m

Living area

Single-family house: 185 m²
2 separate units: 164 m²

External spaces

Balcony 1	9 m ²
Balcony 2	9 m ²

Ancillary spaces

Cellar/Air-raid shelter	10 m ²
Garage 1 + 2	45 m ²
Laundry room	13.5 m ²
Boiler room	11 m ²

Parking spaces

2 garages, forecourt with
outdoor parking options

Heating

Oil / Radiators

Specials

- Optimal layout
(2 separate units)
- Large garden with sun deck
and barbecue area
- Windows with fly screens
- Strong solar radiation
- Building plot for a new construction

Availability

By arrangement

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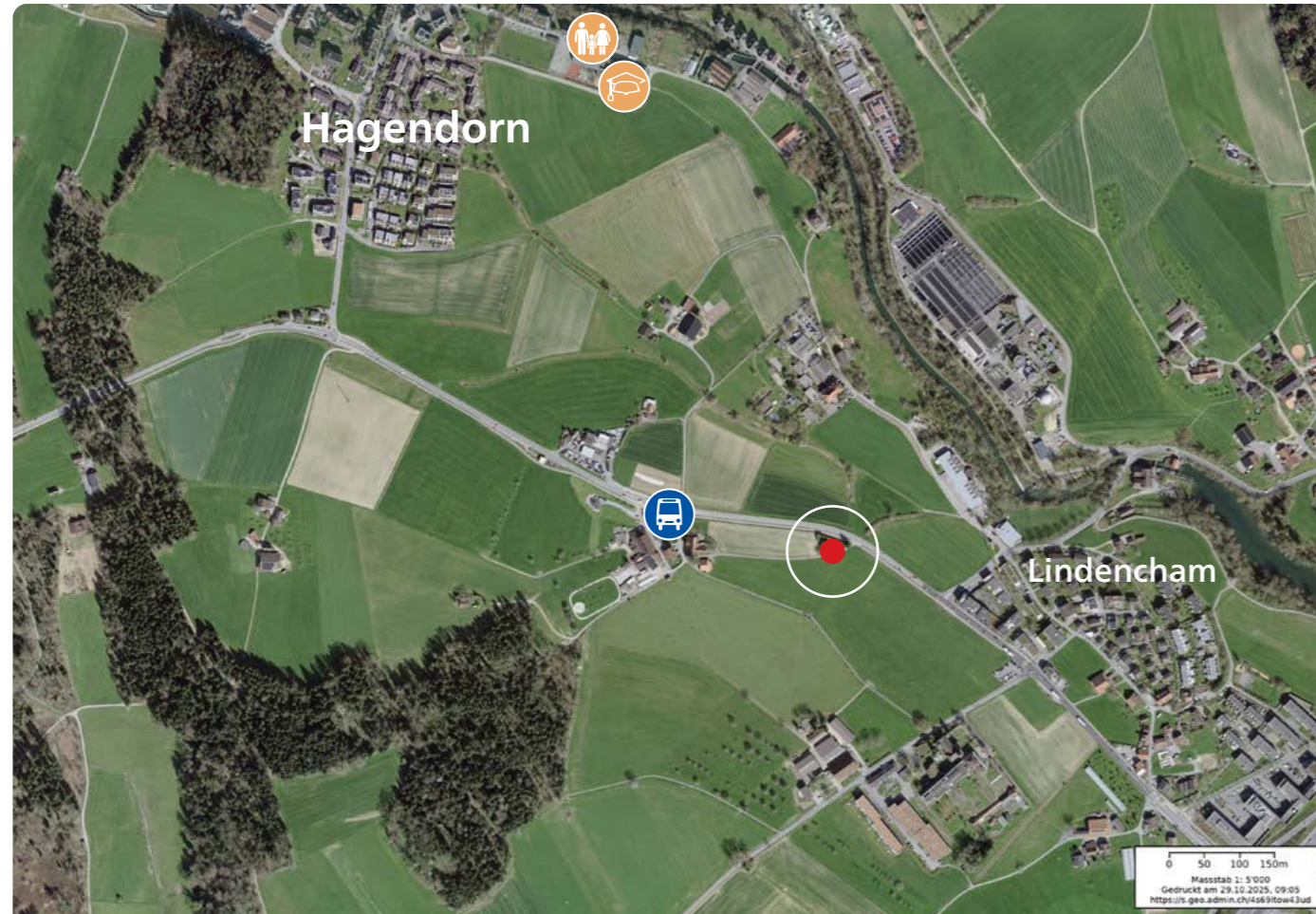
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**Purchase price
single-family house**
CHF 2,800,000.–

SITUATION


Grobenmoos 4
6332 Hagendorn ZG




Municipal administration of Cham | www.cham.ch | Tax rate: 54%


 **Bus**
363 m to the «Grobenmoos» bus stop

 **SBB**
2.6 km to the Cham s-train station

 **Shops**
1.6 km to Volg and the postal branch
2.4 km to various shopping options in Cham

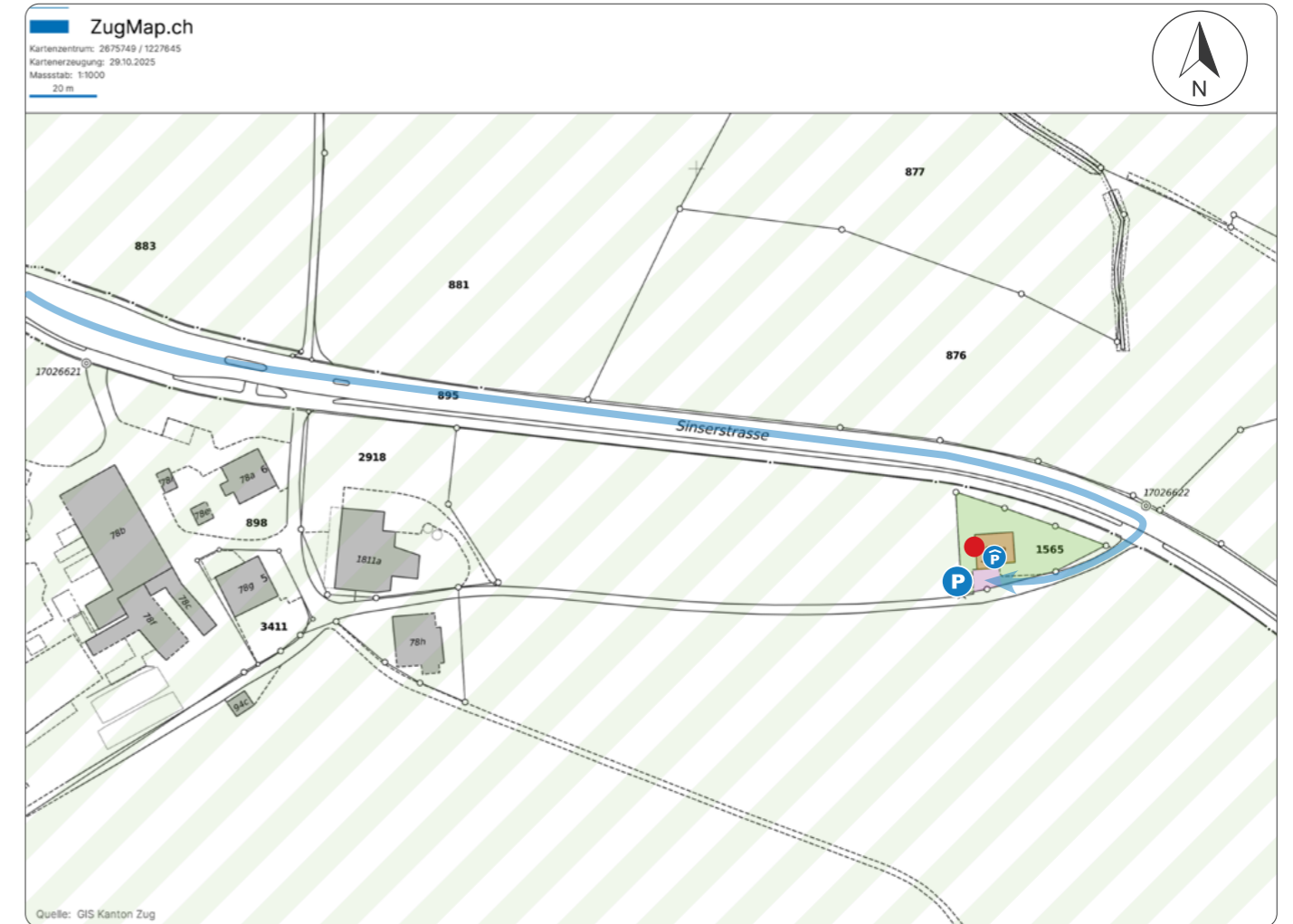
 **Shopping**
Zug, Lucerne, Zurich









 **Kindergarten**
1.2 km to the kindergarten in Hagendorn

 **Schools**

- 1.2 km to the primary school Hagendorn
- Lower secondary school Röhrliberg Cham
- Cantonal school Zug
- ISZL International School in Baar and Hünenberg

CADASTRAL MAP



-  Plot
-  Property
-  Agricultural zone
-  Visitor parking spaces 
-  Garage 
-  Entrance

Parking
Visitor parking spaces in front of the house



PROPERTY

Single-family house 9 rooms

- Optimal layout (2 separate units)
- Oak parquet flooring
- Ceramic tiling in the bathrooms and kitchens
- South orientation

Kitchens

- GF: V-Zug hob, oven, dishwasher & refrigerator with an integrated freezer compartment
- TF: V-Zug hob, oven, dishwasher & refrigerator with an integrated freezer compartment

External areas

- GF: Balcony 1 facing south
- TF: Balcony 2 facing south
- Spacious garden with varied options for use

Entrance area

- Staircase
- Entry on the GF and TF
- Corridor

Rooms

- GF: Living area, dining area, rooms 1 and 2
- TF: Rooms 3, 4, 5 and 6

Further rooms

Attic storey and basement

- BL: Laundry room
- BL: Cellar/Air-raid shelter
- BL: Boiler room
- AS: Two separate attic compartments

Living area

- South orientation
- GF: Access to balcony 1
- TF: Access to balcony 2

Bathrooms

- GF: Bathtub, washbasin with base unit, mirror cabinet, high cabinet and toilet
- TF: Bathtub, washbasin with base unit, mirror cabinet, towel radiator and toilet

Parking spaces

- Garage 1 and 2
- Forecourt with external parking options

WHAT MAKES THIS HOUSE SPECIAL

Property

- Two identical 4.5-room apartments under one roof - with multiple use options as a multi-generation house or investment property
- Extension potential subject to guarantee of existence *
- Two spacious living areas with direct access to the sun drenched south-facing balconies
- Large garden with great potential for varied design and use options

Surroundings

- Detached location surrounded by agricultural zones, with lots of privacy and views of nature
- Shopping options and schools in the vicinity
- Local recreational areas (Lorze) in close proximity
- Living close to nature in the municipality of Cham - one of the most tax-favourable municipalities in Switzerland
- Excellent connections to the public transport network and motorway

***Building law:** Grobenmoos 4 is located in an agricultural zone, which is a non-building zone. However, the Spatial Planning Act (RPG) grants a guarantee of existing rights and also allows for reconstruction (Art. 24c) as long as the "essential character" of the building is preserved. An extension of the area by 30% or a maximum of 100 m² is permitted. Changes to the external appearance must be required for contemporary residential use or energy-efficient renovation and must be designed to improve the building's integration into the landscape. Boundary distances to neighbouring properties are not defined in Cham, and the distance to the road to the south is 4 m.





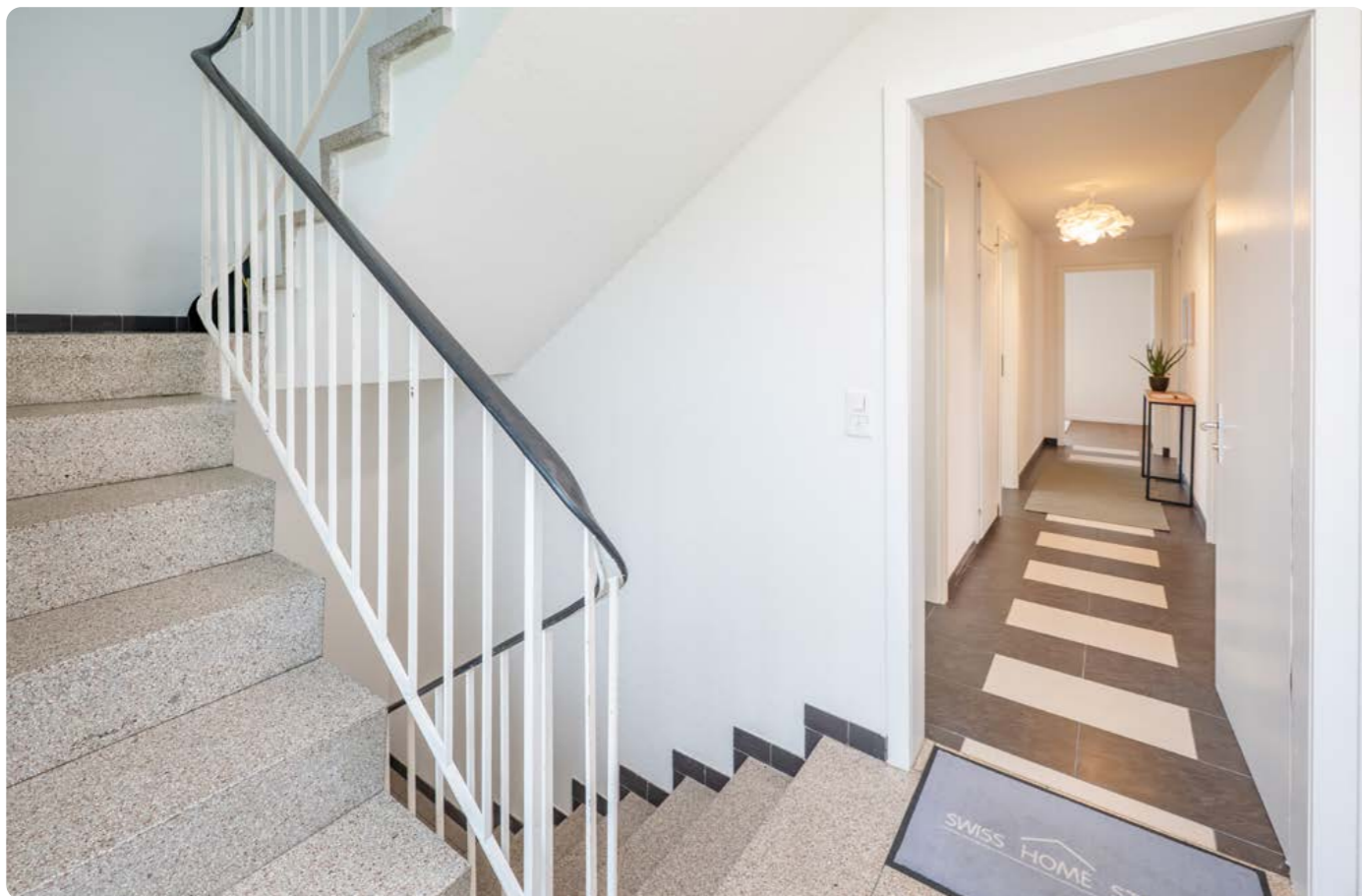
Access via Grobenmoos



Friendly and inviting entry



Staircase to the entrance area





LIVING AREA DESIGNED
FOR COMFORT

Elegance and comfort stylishly balanced



Living room – perfectly staged



Balcony 1 – covered and spacious





BALCONY WITH
UNLIMITED VISTAS

Dining area for delightful moments together



Inviting home



Corridor with connections to all rooms



Kitchen with the option of adding a table and chairs



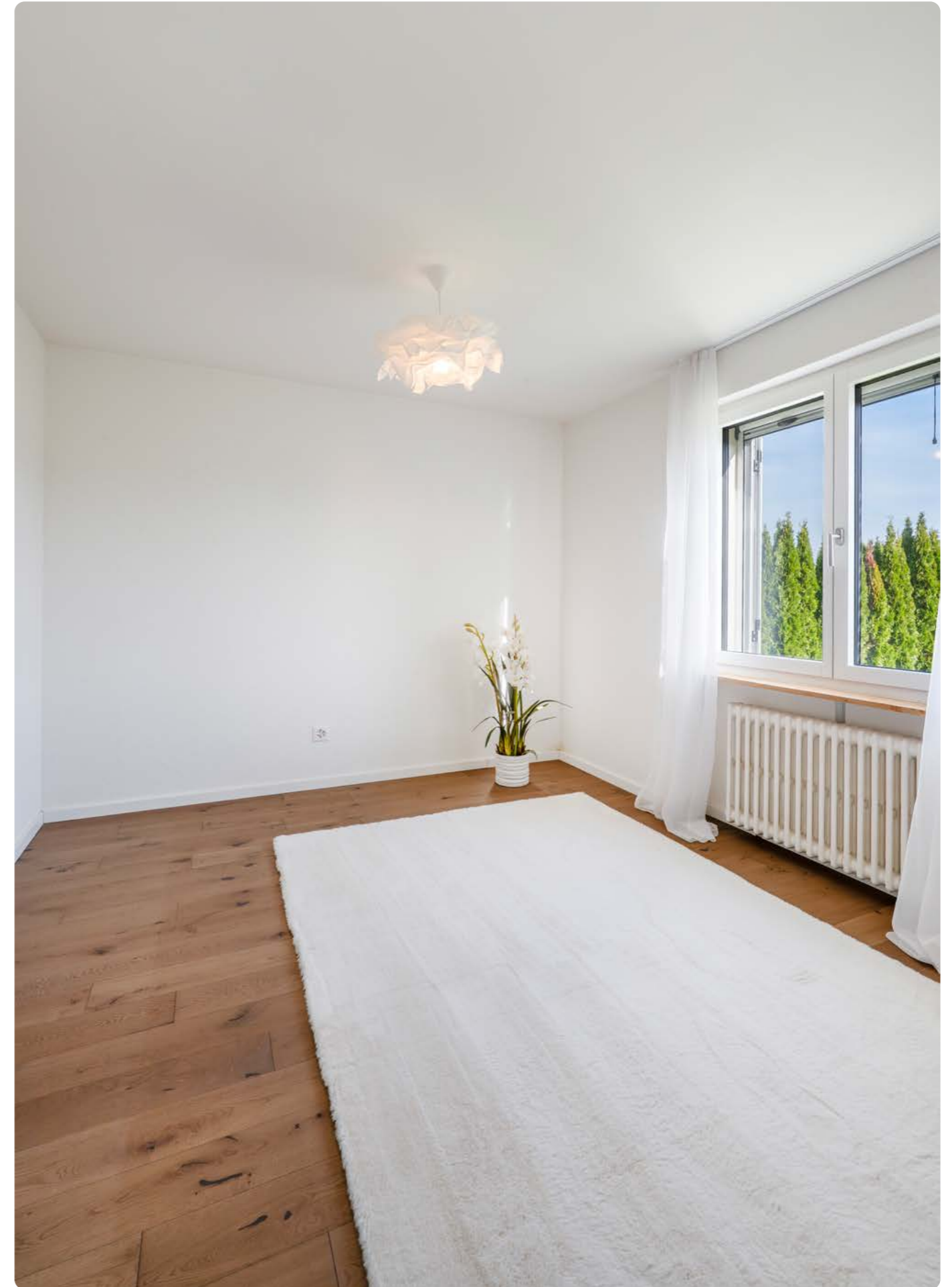


ROOM 1 WITH LOTS
OF SPACE & LIGHT

Bathroom 1 – stylish and with a bathtub



...for individual use



Room 2...





Staircase leading to the top floor



Entrance area



Room 3 – sun-drenched and spacious



Sleeping area with an ambiance of wellbeing



Balcony 2...



...with unobstructed views of nature



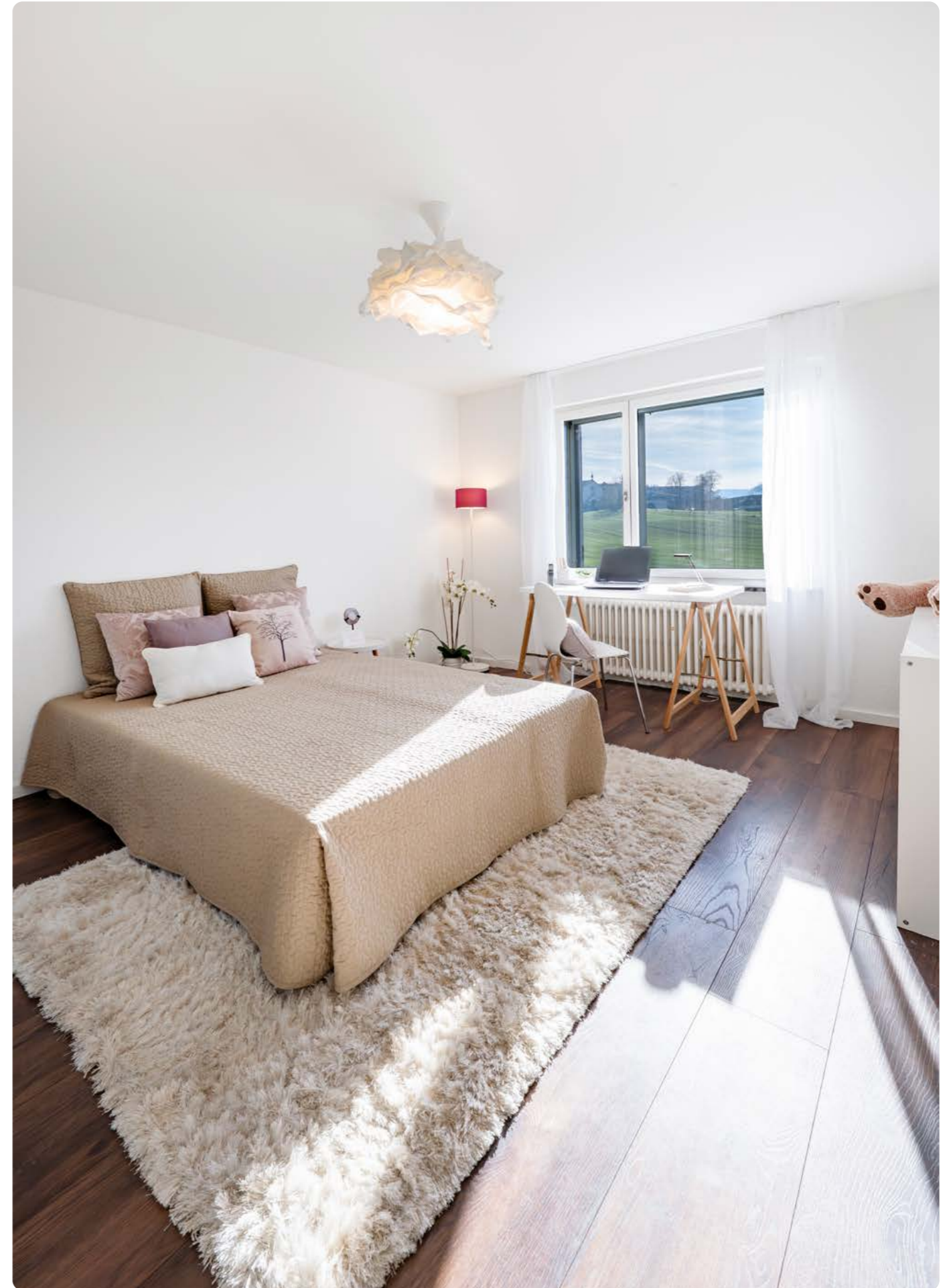
Breath easy and feel at home



Room 4



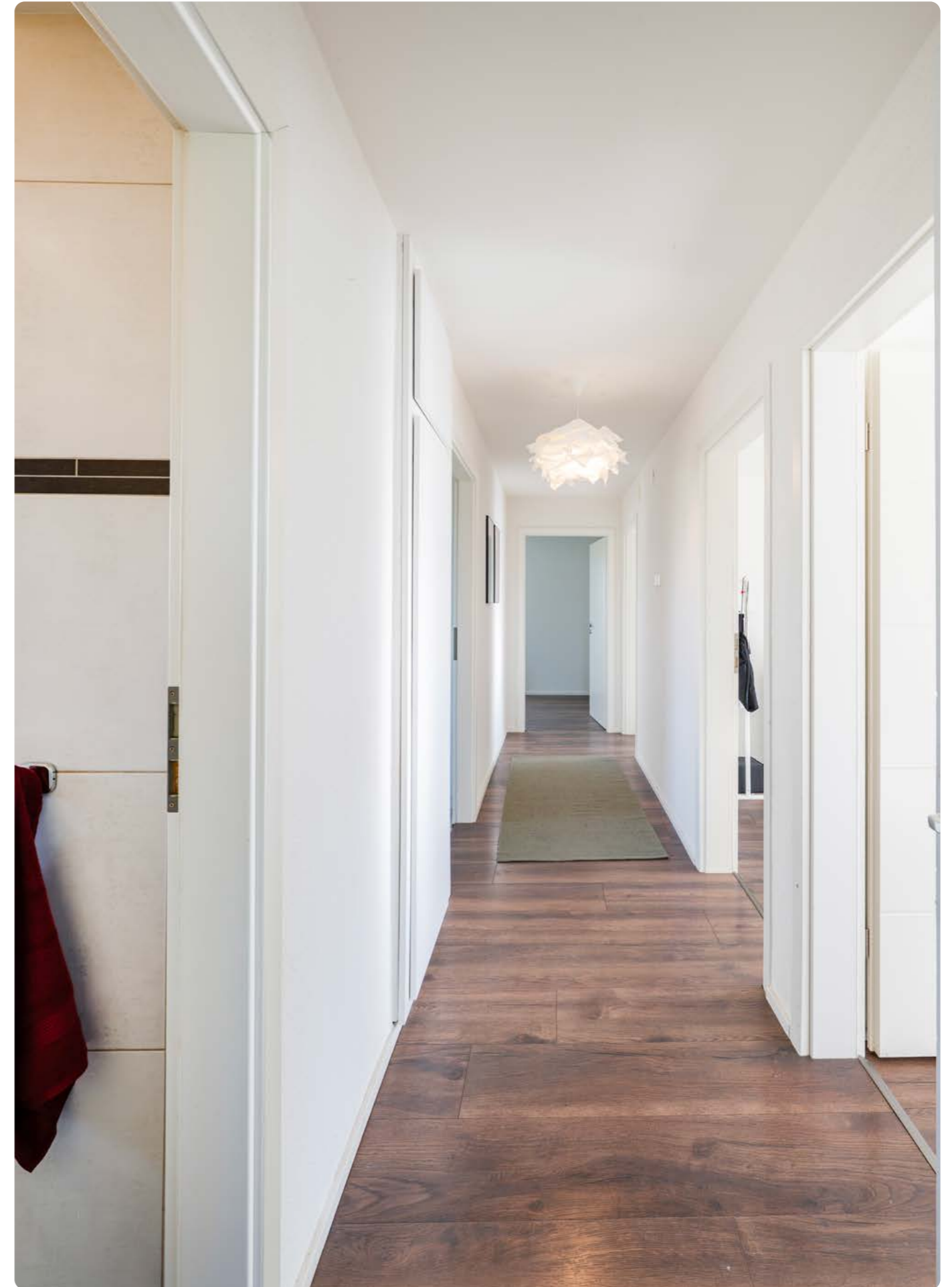
Room 5



Room 6 for individual use options



Corridor connecting all of the rooms



Bathroom 2 – spacious and with bathtub



Staircase leading to the basement level



Cellar / Air-raid shelter



Laundry room



Garage 1



Garage 2



Sundeck with a barbecue area



Forecourt



Spacious garden area





LAYOUT

Ground floor

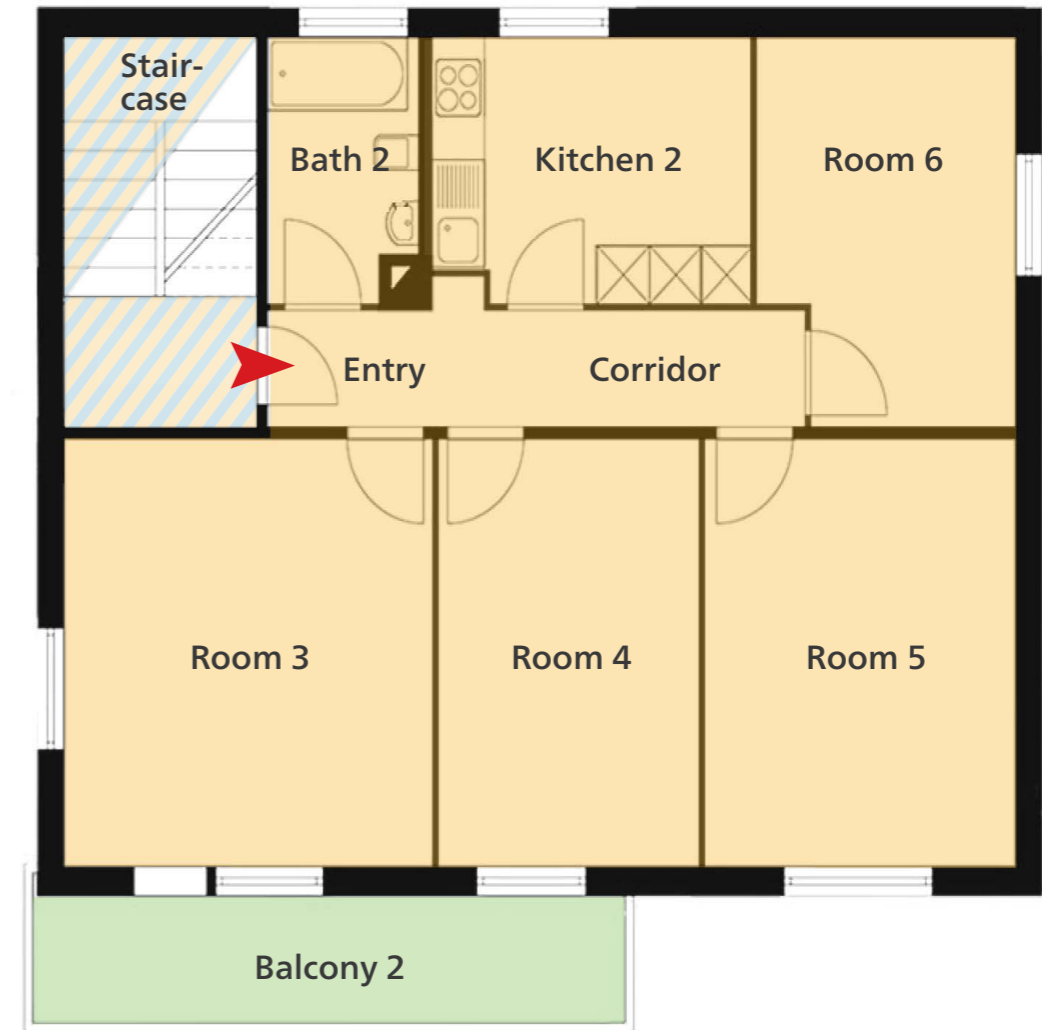


- Living area
- External spaces
- Ancillary spaces

Single-family house: heated
2 separate units: unheated

LAYOUT

Top floor

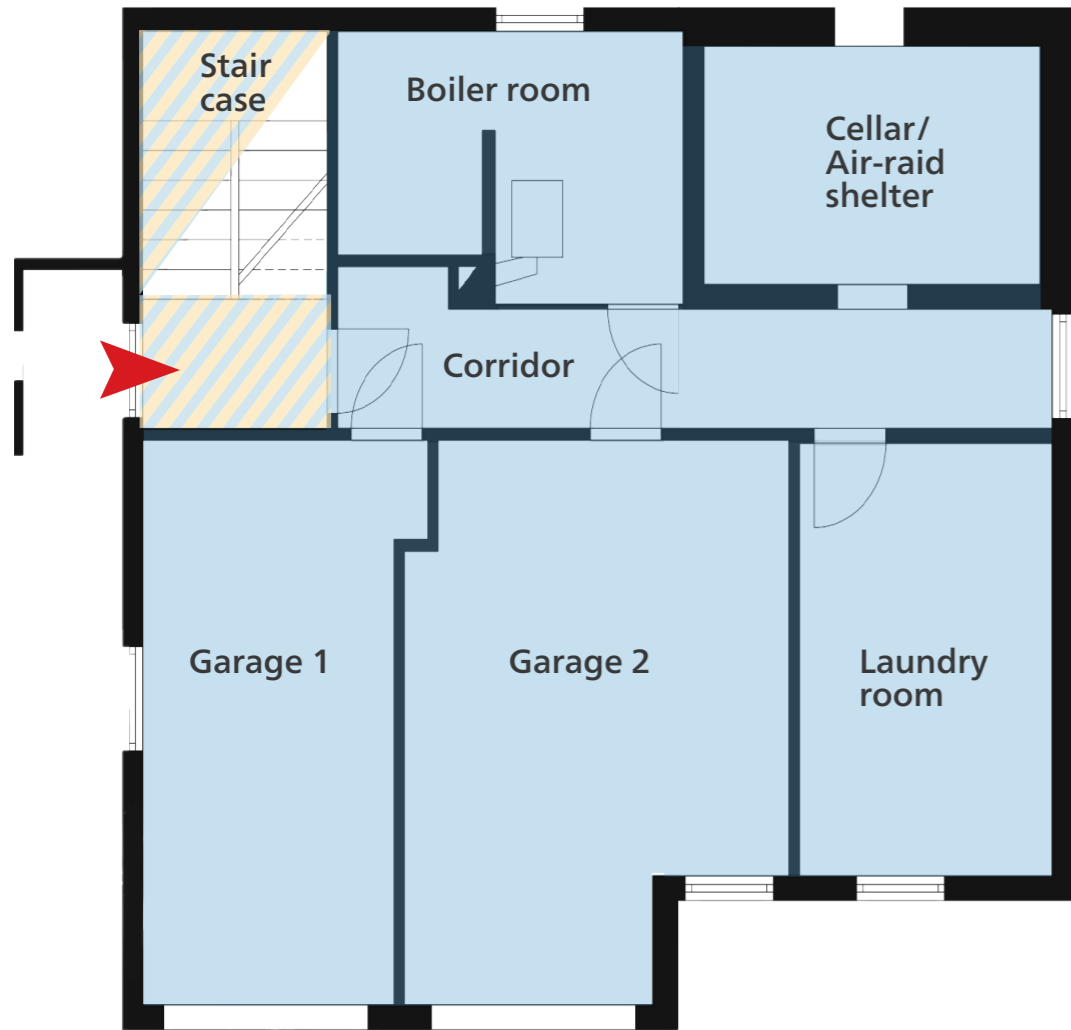


- Living area
- External spaces
- Ancillary spaces

Single-family house: heated
2 separate units: unheated

LAYOUT

Basement level



Living area
Ancillary spaces

Single-family house: heated
2 separate units: unheated



Grobenmoos bus stop



Lower secondary school Röhrlberg in Cham



Shopping in Hagendorn



International School in Hünenberg





RESIDENCE IMMOBILIEN

Outperform. With passion.