



URSERA IMMO GMBH
EST. 2023

Rustic Home in Hospental – Charm and Tranquility

Bright 3-bedroom apartment in the old town of Hospental



Rustic Home in Hospental – Charm and Tranquility

This charming light-flooded apartment with its **3 bedrooms** is an ideal home for those looking for a **quiet and charming** place, surrounded by **history and authenticity**.



Ursern Valley

Nestled between the Oberalp Pass and the Furka Pass lies the **Ursern Valley**, a picturesque high valley in the heart of the Swiss Alps. Surrounded by imposing peaks and unspoiled nature, the region offers a unique combination of **alpine charm, tranquility, and authenticity**.

Here, you can enjoy not only first-class winter sports on perfectly groomed slopes, but also an incomparable hiking paradise and an exquisite golf course nestled in the majestic backdrop of the Alps. Immerse yourself in unspoiled nature, feel the fresh mountain air on your cheeks, and experience the thrill of downhill skiing as well as the tranquility of hiking.

The Ursern Valley is more than just a travel destination—it is a place where you can experience beautiful nature in all its facets.



Interior



This lovingly renovated apartment combines the **charm of a historic building** with modern living comfort. The **renovation of the kitchen, windows, and bathroom** gives the home a fresh, well-kept ambience without losing its original character.

Three cozy bedrooms are spread out in a **compact space**, ideal for families and guests. The building itself has also been extensively renovated and is located in a **quiet area in the historic village center** of Hospental.

From here, you can enjoy **beautiful views** of the village and the surrounding mountains. Thanks to **excellent connections** to the ski resorts of **Andermatt** and numerous **hiking and nature trails**, this is the perfect starting point for relaxation and activity in the Alps.



Living area





Sleeping area





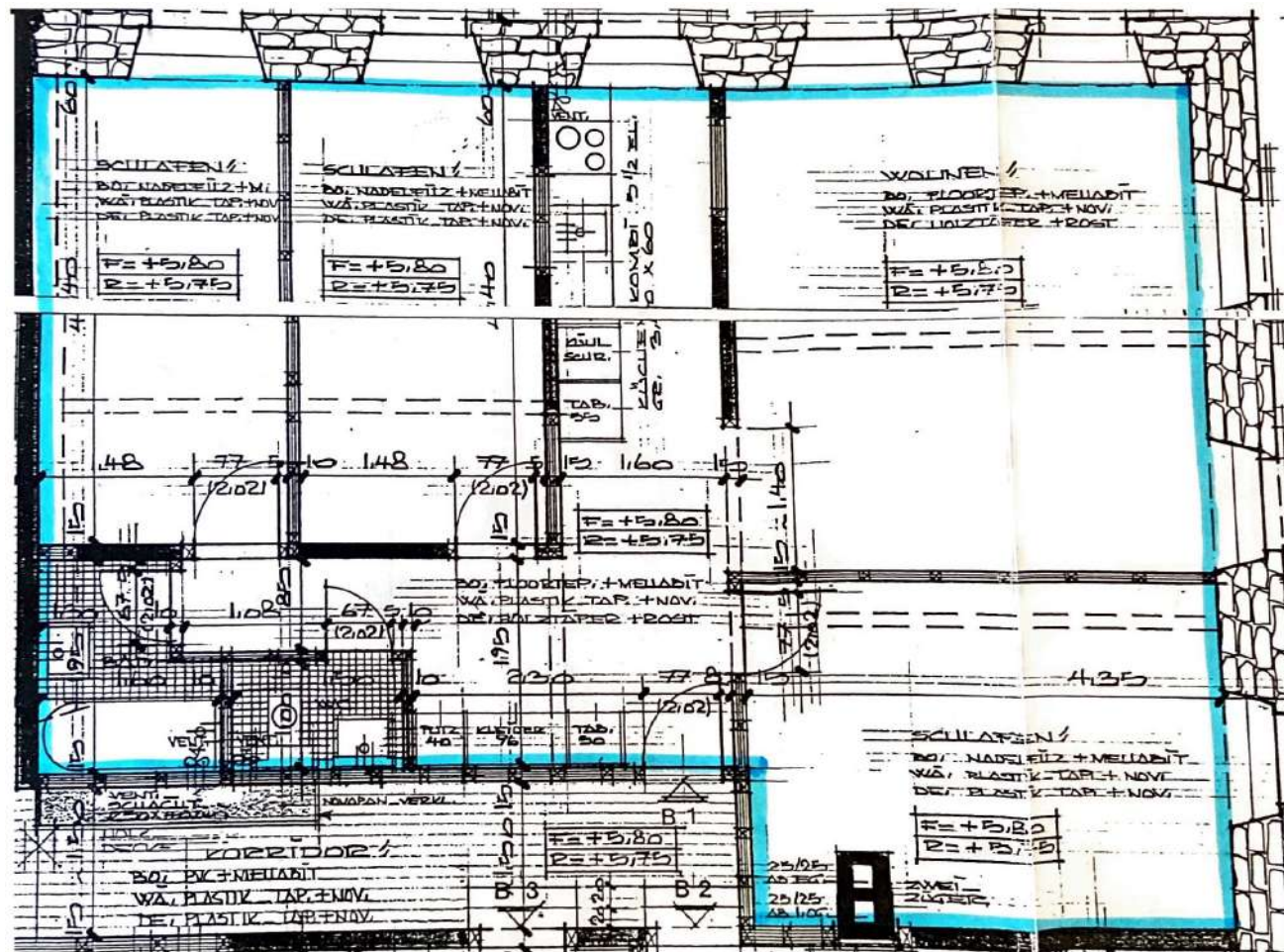


Facts

- Living area 78 sqm
- Bedrooms 3
- Bathroom 1
- Storage private locker
- Floor 2nd (with elevator)
- Orientation west
- Parking public parking in the neighbourhood
- Sauna available in the building
- Ski room / bike room available in the building
- Laundry room common laundry in the building
- Furnished yes
- **Highlights** **Charme of a historic building, 3 bedrooms in a compact area, quiet location in the old town of Hospental, wonderful views on the village and the tower, renovated**



Floorplan



Living room	78 sqm
Bedrooms	3
Bathroom	1



Financial Overview

CHF 945'000

Financing details

Price is based on current market valuations in Andermatt. Ursera Immo GmbH works closely with various financial partners to provide you with flexible financing options tailored to your individual needs.

Payment Structure:

The payment structure has been designed to ensure maximum flexibility and convenience for our customers. It is divided as follows:

- Reservation fee CHF 50,000
- The buyer is obliged to present an irrevocable promise of payment from a Swiss credit institution upon notarization.

Additional Information

Real Estate Gains Tax

This is borne by the seller

Notary fees

The agreement includes a halving of the notary's fees

General Information

I will be happy to inform you about the ancillary costs and potential rental income in a personal conversation.

The information on the financing of this property is for general guidance only and does not constitute legal or financial advice. Interested parties are advised to seek independent expert advice from qualified financial experts in order to make a comprehensive assessment of their individual financial situation and possibilities.



Your alpine dream awaits. Seize the opportunity.

Experience living at the highest level in the heart of the Alps. Let's discover your new home in Andermatt together.



Tiziana Macconi

As your trustworthy real estate consultant in the Ursern region, I always strive to offer you only the best. It is my passion to help you find the perfect place to live. Let's discover your dream home in Andermatt together.



+41 76 325 88 23



tiziana.macconi@ursera.ch

If this property does not exactly meet your expectations, we cordially invite you to visit our website. Ursera Immo GmbH offers a variety of exclusive properties that meet a wide variety of requirements. Discover your next dream home with us.



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We at Ursera Immo GmbH would like to thank you for your trust and commitment. Our mission is to ensure transparency, trust and the highest level of professionalism in every aspect of the real estate business. This document reflects our commitment to providing you with comprehensive and clear information about the details of your real estate transaction. We look forward to accompanying you on your real estate journey.



All information contained in this document, including price, characteristics and legal notices, is subject to change without notice. No guarantee or representation is given as to the accuracy or completeness of this information.



This document does not constitute legal, financial or other professional advice. It is recommended to always consult a qualified professional before making any transaction or decision.



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