

**4+ bedroom house in desirable `Im Marbach`, Thalwil. Fully renovated with extra sleeping, working, sauna/wet room areas, & 2 parking spaces. Close to lake, Thalwil station, local schools and ZIS bus hub.**



`Im Marbach` community is well known by insiders as a great place to live; mainly because this innovative collection of 61 houses by the lake, is child friendly, international, good value and superbly located, just 50m from the lake (with its own private bathing/garden access and party chalet!), also within 8 mins walking distance of Thalwil town, train station and the collection/drop-off point for ZIS schools and day trips.

The community was built during the mid 80`s in Mediterranean style and this house is special since it is virtually detached as opposed to terraced style.

The house has 202m<sup>2</sup> of usable space (excl stairs & terraces), with one master



bedroom, 2 large single bedrooms and 2 bathrooms on the first floor (total 55m<sup>2</sup>), a study/bedroom combined, on the top floor (24m<sup>2</sup>) and a

re-mastered lower floor (60m<sup>2</sup>), which houses a large double bedroom/hobby room, cellar, laundry room, bathroom including wet room and sauna. Bathrooms and stairs to the lower floor have special non-slip tiles. All bedrooms and office have wood veneer flooring.

There are 2 parking places (included in price) in the covered community garage which includes a space for car jet-washing and a bicycle room. There is also ample laundry space on the ground floor with Miele washer and dryer units and hanging space, complemented by side access door to the house.

The house was fully renovated in 2005 with an open plan Renova kitchen and granite tops, breakfast bar and Miele appliances. It merges into a dining area for family meals and living area, totaling 63m<sup>2</sup> on the ground floor.

The house is heated by gas through a new efficient boiler installed in 2011 and there is ample under floor heating throughout the main house, bedrooms and bathrooms, and chimineé in living area and on the top floor terrace.

All rooms have TV and ample electric sockets. The main floor (kitchen, dining and living rooms) is fitted with marble floors also with under floor heating.



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The master bedroom (19m<sup>2</sup>) has wall to wall cupboards and is spacious enough for an extra large double bed.

The bathroom, above right, has a toilet, dual sink units, wall cupboards and bath/shower and is next to the master bedroom.

The two single bedrooms (each 12.5m<sup>2</sup>) depicted to the left, are actually large enough for a double bed, and share a separate bathroom with toilet, sink and large walk-in rain shower, micro-tiled section with sliding door.

On the lower floor (60m<sup>2</sup>) there is a former hobby room which has been professionally insulated in 2006 (floor and walls) with Styrofoam® and wood, to make it habitable. The room is large enough for at least two single beds and is warm in winter and cool in summer. It has an enlarged window recess. This room benefits from same level access to the sink, separate toilet and wet room (with rain shower) situated next to the sauna and gym area. It is also wired for TV and electricity.



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There is a top floor terrace (23m<sup>2</sup>) with fireplace and partial lake views across to the `gold coast` and a new south-facing patio (48m<sup>2</sup> - done in June 2013) with mood lighting, which gets the sun most of the day, also fitted with electric sun shade. The living room opens through 2 split doors onto this patio. The house is wired for Sky TV (2 locations), Cablecom TV and internet. All outside windows have roll down immovable security shutters.



Above are 2 pictures of the study/bedroom which is on the top floor with direct access to the top floor terrace through patio doors. A foldaway bed makes this versatile area usable as study, 4<sup>th</sup> (or spare guest) bedroom and cinema room. The wireless LAN from the living room reaches the entire house and is fast enough to work and game.

Guide price: 6900 CHF/month (unfurnished), not including utility costs (water - in and out, electric, gas, communications). Community and garage charges are included in the price. See pic below for sauna and wet room area. Also available furnished (at higher price). Please contact Kate (079-706-7284)

