



📍 6275 Ballwil, Lucerne

Rigiblick 11

Surface living

190m²

Rooms

6

Bathrooms

3

Terrain surface

610 m²

Construction

2008

Availability

To be agreed

Selling price

CHF 1'698'000.-

2 garage spaces included

4 external parking spaces included



Virtual visit

For total immersion

<https://bit.ly/32hFBhI>

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Location

Kindergarten

267m

Primary school

267m

Secondary school

4.55km

Shops

194m

Public transport

472m

Highway access

5.54km

Property information

190 m² net surface area

2 garage spaces

3 floors

Kochinsel

Eingebautes Coffee-Center

Bar & Tisch im Erdgeschoss kann übernommen werden

Tolle Weitsicht bis auf die Rigi

Verschiedene Sitzplätze

Wellnessbereich mit Infrarotsauna, Whirlpool und Dampfdusche

Unbeheizter Pool mit Gegenströmung

Grillhütte

Ruhige Lage an Privatstrasse

Dressing room

Air-to-water heat pump

1020 m³ home volume

4 external parking spaces

Exposition South-West

Spacious built-in cupboards

Double garage

Open kitchen

Storeroom

Cellar

Fridge

Dishwasher

Steamer

Induction hobs

610 m² plot

3 bathrooms

Oven

Washing machine

Dryer

Swedish furnace

Floor heating

Double garage

Nice exposure

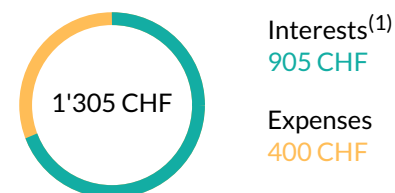
Family and child-friendly

Water decalcification

Financial elements

Purchase price	CHF	1'698'000
Total purchase price	CHF	1'698'000
Mortgage debt (80%)	CHF	1'358'400
Minimum cash required (20%)	CHF	339'600
Purchase costs (1.90%)	CHF	32'262
Total cash required	CHF	371'862

Monthly expenses



(1) taking into account a maximal debt mortgage (80% of the purchase price) and a 10-year fixed interest rate currently negotiated on the market (with a quality financial rating)

(2) amount based on a maximum mortgage debt (80% of the purchase price) and standard bank calculations