



FOR SALE

CH-7421 Summaprada, Cresta 2

Charming Estate with 21 hectares of Land, Farmer's House and
Stables

CHF 8,200,000.-

SEQUOIA
CONSULTING

Property description

Nestled in a peaceful, sun-drenched location at the foot of the Heinzenberg range (Heinzenberg/Domleschg region), this exceptional country estate is just a five-minute drive from Thusis, in the heart of Graubünden. Ideal for nature lovers and outdoor enthusiasts, it offers swift access to skiing, horse riding, and six golf courses within a 18–44 km radius. The A13 motorway ensures excellent connectivity.

ESTATE OVERVIEW:

- 12-room manor house with annex
- 11-room farmer's house with a loft apartment
- Agricultural outbuildings with the stables and a greenhouse
- 21 hectares of private land (14 ha meadows, 7 ha forest), with an additional 74-hectare forest located on the other side of the valley in a remote place (approx. 3–10 km away).
- The landscaped garden with terraced lawns, mature trees, pergolas, play areas, rose and herb gardens, a vegetable plot, and a forecourt with fountain.

MANOR HOUSE (437 m²) & ANNEX (117 m²)

Located on a 2'484 m² plot, the 18th-century patrician villa, renovated and extended in 2003 by the creation of the modern, cubist annex apartment, combines historic charm with modern comfort. The house includes:

- Spacious entrance hall
- Living room and library

- Fully equipped eat-in kitchen
- 6 bedrooms (incl. master suite with dressing)
- 4 bathrooms + guest WC.
- Wine cellar, utility rooms, 3 basements
- Annex apartment (117 m²): Living room, kitchen, 2 bedrooms, 2 bathrooms – ideal for guests or multi-generational living.
- 6 parking spaces inside + 2 outdoor parking spaces

FARMER'S HOUSE (384 m²):

Originally built in 1910, this characterful property has undergone several upgrades, including the addition of a loft apartment in 1985 and a comprehensive renovation of the ground floor and main entrance in 2002. The building comprises:

- A spacious 7.5-room maisonette
- A bright and modern 3.5-room loft apartment
- Ancillary space (approx. 195 m²): Workshop, utility room, cellar, attic, technical maintenance rooms.
- 1 parking space inside, 2 outdoor parking spaces.

AGRICULTURAL OUTBUILDINGS:

Barn/stables, extensive feed and hay storage barns, various additional sheds and outbuildings, workshop, milk laboratory, former pigsty, space for garden tools and agricultural machinery, woodshed, pavilion once used by the district council, greenhouse. 2 parking spaces inside + 4 outdoor parking spaces

This well-maintained estate is ready for immediate

occupancy and ideal for those seeking a spacious family home, a private retreat, or multi-purpose estate, offering privacy, natural beauty, and modern rural living in the Swiss Alps.

Characteristics

Availability	To agree	Number of toilets	12
Type	Villa	Year of construction	1790
Reference	1212	Latest renovations	2003
Rooms	23	Living area	938 m²
Bedrooms	15	Ground surface	210,000 m²
Bathrooms	9	Parking spaces	17

Object Price	CHF 8,200,000.-
Number of parkings	
Total	17x

Picture(s)



Exterior view











Interior view











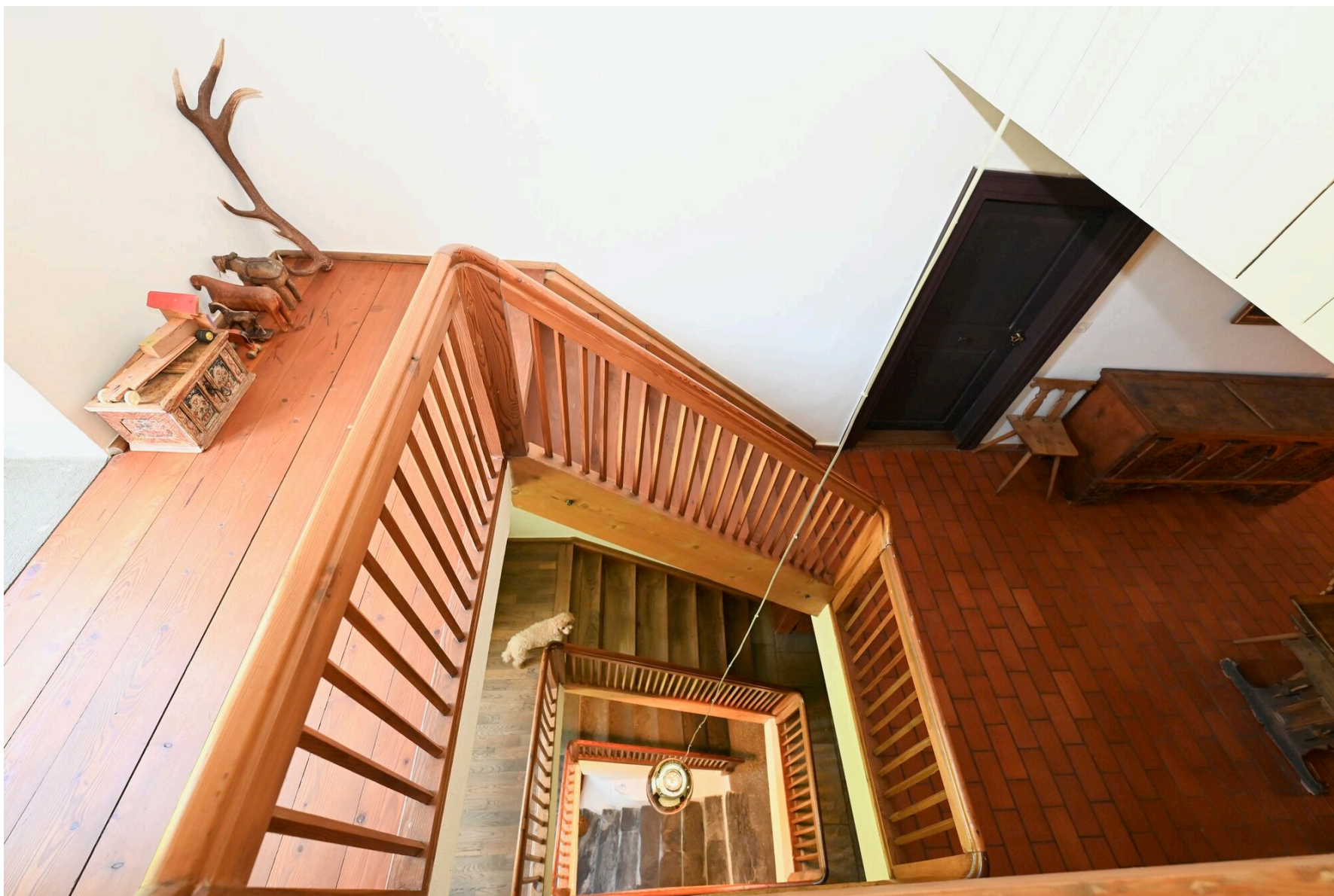


















Exterior view





Contact

Sequoia Consulting Sagl

Via Vedeggi 66b
6983 Magliaso

Phone: +41 78 637 66 15
fabio@sequoiaconsulting.ch
<http://sequoiaconsulting.ch>

Your consultant

Mr. Ferrari Fabio
fabio@sequoiaconsulting.ch
Mob.: +41 78 637 66 15

Notes
