



SINCE 2020

REAL ESTATE

DOMUS QUALIS

Switzerland



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ABOUT US

Domus Qualis stands for refined Swiss real estate – rooted in craftsmanship, guided by discretion and shaped by a deep understanding of architecture and place. Founded by Stefan Ryter, the brand brings together decades of experience from Röthlisberger Interior and Röthlisberger Architecture, translating this heritage into a modern, highly personal approach to property brokerage.

Domus Qualis represents homes of character: properties with soul, quality and a strong sense of belonging to their landscape. Every assignment is handled with care, precision and a genuine commitment to matching the right home with the right people. With an eye for details that matter and a philosophy built on trust, clarity and authenticity, Domus Qualis offers more than transactions – it offers guidance, insight and a curated path to exceptional living spaces.

This is real estate handled with integrity, expertise and a quiet confidence that reflects the Swiss values at the heart of the brand.



„YOU CAN‘T OWN THE MOUNTAINS BUT
THE VIEW CAN BE YOURS“

CHALET
Gawn

“It is my privilege to introduce you to
this exceptional alpine property”

CEO DOMUS QUALIS

Stefan Ryter



ABOUT CHALET FAWN

A Place Where Nature and Soul Meet – nestled at the edge of a quiet hamlet near the magical Lake Lauenen, this chalet embodies the essence of alpine serenity. Overlooking the wide-open moor and framed by meadows and old trees, it lies in one of the most peaceful and authentic settings the valley has to offer. From the terrace, your gaze stretches across the valley to the Wildhorn (3,247 m), the Hahnenschrithorn (2,834 m) and the Niesehorn (2,776 m) – a majestic panorama that captures the pure beauty and vastness of the Bernese Alps.

Built with exceptional craftsmanship and a deep understanding of both structure and soul, the house reveals from the very first moment that its creator mastered both. Every detail – the materials, the layout, the proportions – has been conceived with care and intelligence. The result is a timeless home that feels grounded yet deeply comforting. Here, nature is not just a view but a constant presence: the rustling of leaves, the scent of pine, the ever-changing light – all blending harmoniously with the interior spaces.

Now, this special place awaits its next chapter. It will attract many admirers, but only one family will be able to call it their own – those who understand that beauty and wilderness belong together, and who share the quiet honesty and warmth of the people of this valley.



01

AREAS OVERVIEW

The property sits on a 744 m² plot and offers a total floor area of 167.63 m², with 306.10 m² of total living space and an additional 62.97 m² of non-living floor area.

The view is truly enchanting, overlooking the Wildhorn, Hahnenschrithorn and Niesehorn.

Built intelligently and with solid craftsmanship, the house features thoughtful architecture, high-quality materials and harmonious proportions throughout. It includes four bedrooms, among them a spacious master suite on the top floor, as well as a cozy TV room – perfect for relaxed evenings with family and friends.

A generous garage provides ample storage space and direct access to the house. Two balconies and two terraces invite you to enjoy sunlight, sweeping views and fresh mountain air at any time of day.

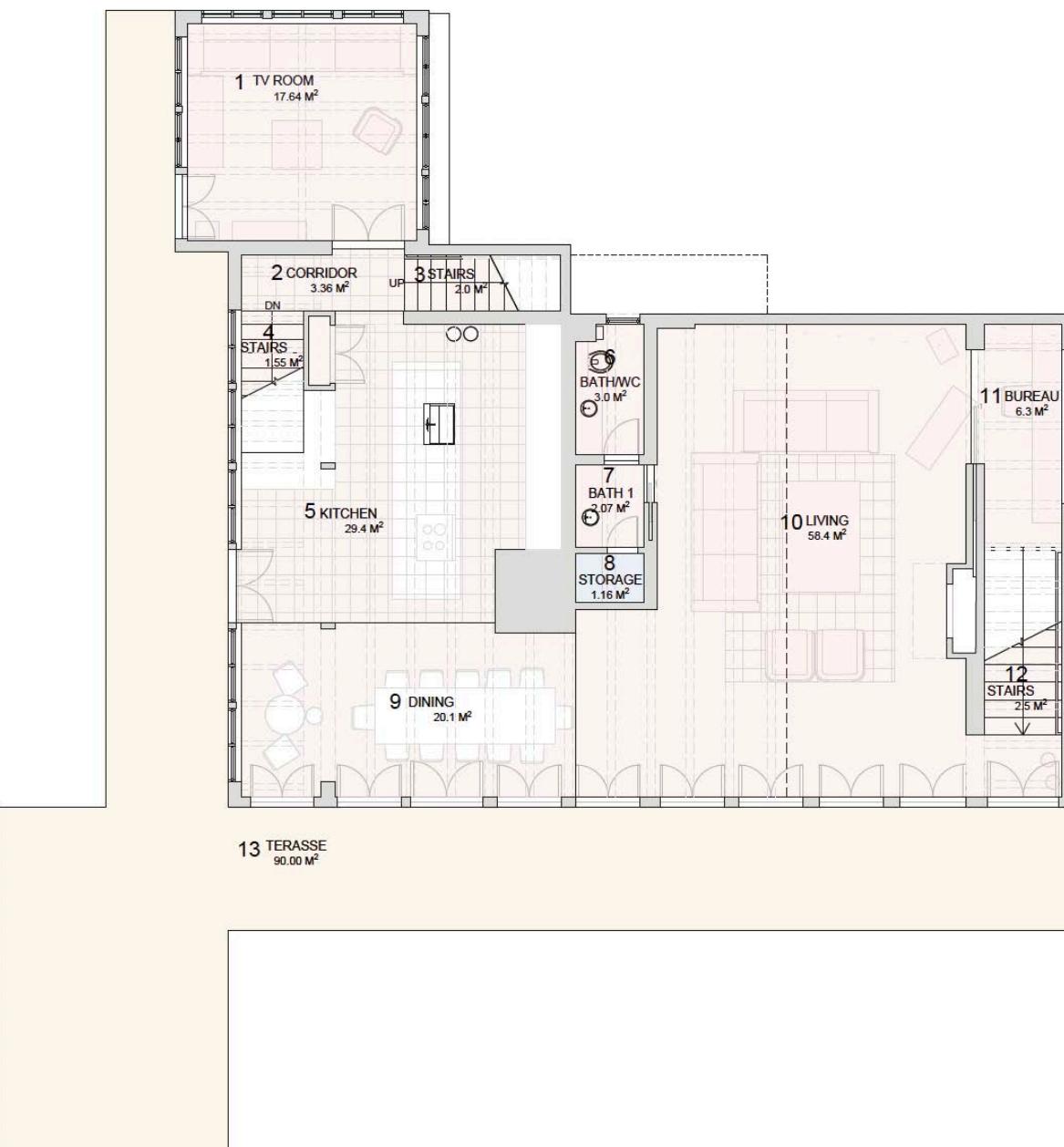
Situated in an exceptionally quiet location on the edge of a small, authentic settlement surrounded by untouched nature, this chalet combines serenity, comfort and an atmosphere that is truly one of a kind.

AREAS OVERVIEW

BASEMENT / ACCESS LEVEL



FIRST FLOOR



ATTIC



TOTAL FLOOR AREA BSMT	151.57
TOTAL LIVING AREA BSMT	89.76
TOTAL NON LIVING FLOOR BSMT	61.81

TOTAL FLOOR AREA 1st FLOOR	147.48
TOTAL LIVING AREA 1st FLOOR	146.32
TOTAL NON LIVING 1st FLOOR	1.161

TOTAL FLOOR AREA ATTIC	70.02
TOTAL LIVING AREA ATTIC	70.02
TOTAL NON LIVING FLOOR ATTIC	0.00



BASEMENT / ACCESS LEVEL AREAS ROOM BY ROOM

BASEMENT/ACCESS LEVEL	LIVING AREA	NON LIVING FLOOR
ROOM N°	M ²	M ²
1		33.93
2		8.24
3	2.00	
4	4.43	
5		5.26
6	2.65	
7	5.88	
8	5.57	
9	8.00	
10	20.07	
11		7.12
12		7.26
13	14.00	
14	12.15	
15	12.51	
16	2.5	
TOTAL FLOOR AREA BSMT	TOTAL LIVING AREA BSMT	TOTAL NON LIVING FLOOR BSMT
151.57	89.76	61.81

TOTAL FLOOR AREA BSMT	151.57
TOTAL LIVING AREA BSMT	89.76
TOTAL NON LIVING FLOOR BSMT	61.81



FIRST FLOOR

AREAS ROOM BY ROOM

1st FLOOR	LIVING AREA	NON LIVING FLOOR
ROOM N°	M ²	M ²
1	17.64	
2	3.36	
3	2.00	
4	1.55	
5	29.40	
6	3.00	
7	2.07	
8		1.16
9	20.10	
10	58.40	
11	6.30	
12	2.50	
TOTAL FLOOR AREA 1st FLOOR	TOTAL LIVING AREA 1st FLOOR	TOTAL NON LIVING 1st FLOOR
147.48	146.32	1.16

TOTAL FLOOR AREA 1st FLOOR	147.48
TOTAL LIVING AREA 1st FLOOR	146.32
TOTAL NON LIVING 1st FLOOR	1.161

ATTIC AREAS ROOM BY ROOM



TOTAL FLOOR AREA ATTIC 70.02

TOTAL LIVING AREA ATTIC 70.02

TOTAL NON LIVING FLOOR ATTIC 0.00

IMPRESSIONS

02

Here you will find impressions that capture the atmosphere, the light and the natural beauty surrounding this place. Each image offers a glimpse into the calm, authentic character that defines the property and its unique setting.



Outside

The chalet's exterior blends timeless alpine craftsmanship with the beauty of its natural surroundings. Wood, stone and clean lines give it a grounded, elegant presence, while terraces and large windows open toward the mountains. Surrounded by meadows, old trees and untouched nature, it feels both secluded and effortlessly connected to the landscape.



LIVING AREA

FIRST FLOOR



The living area of the chalet is designed as a bright, open retreat that brings the outdoors in. With high ceilings, large panoramic windows and direct access to the terrace, the space is flooded with natural light throughout the day.

The layout connects the living room seamlessly with the dining area and kitchen, creating a generous and flowing space of approx. 60 m².

Wooden beams, quality natural materials and a central fireplace add warmth and character, making the room ideal for quiet evenings or hosting friends.

From the sofa, you enjoy uninterrupted views toward the Wildhorn and across the open moor – a daily reminder of the surrounding beauty.

This is a living space built for comfort, authenticity and effortless alpine living.

The first floor is a bright, open living level with high ceilings, large windows and warm wooden elements that create an inviting alpine atmosphere.

The living, dining and kitchen areas flow seamlessly together, with direct access to the terrace and uninterrupted views of the Wildhorn.

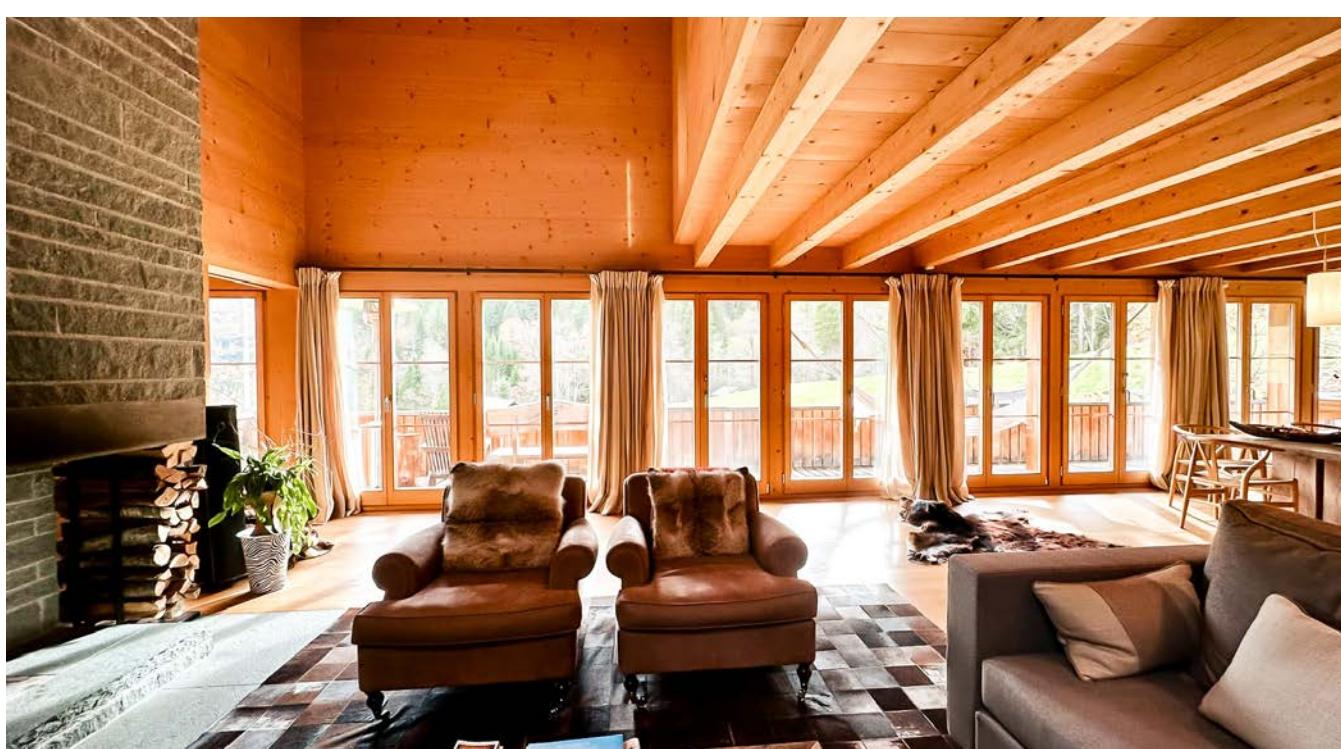
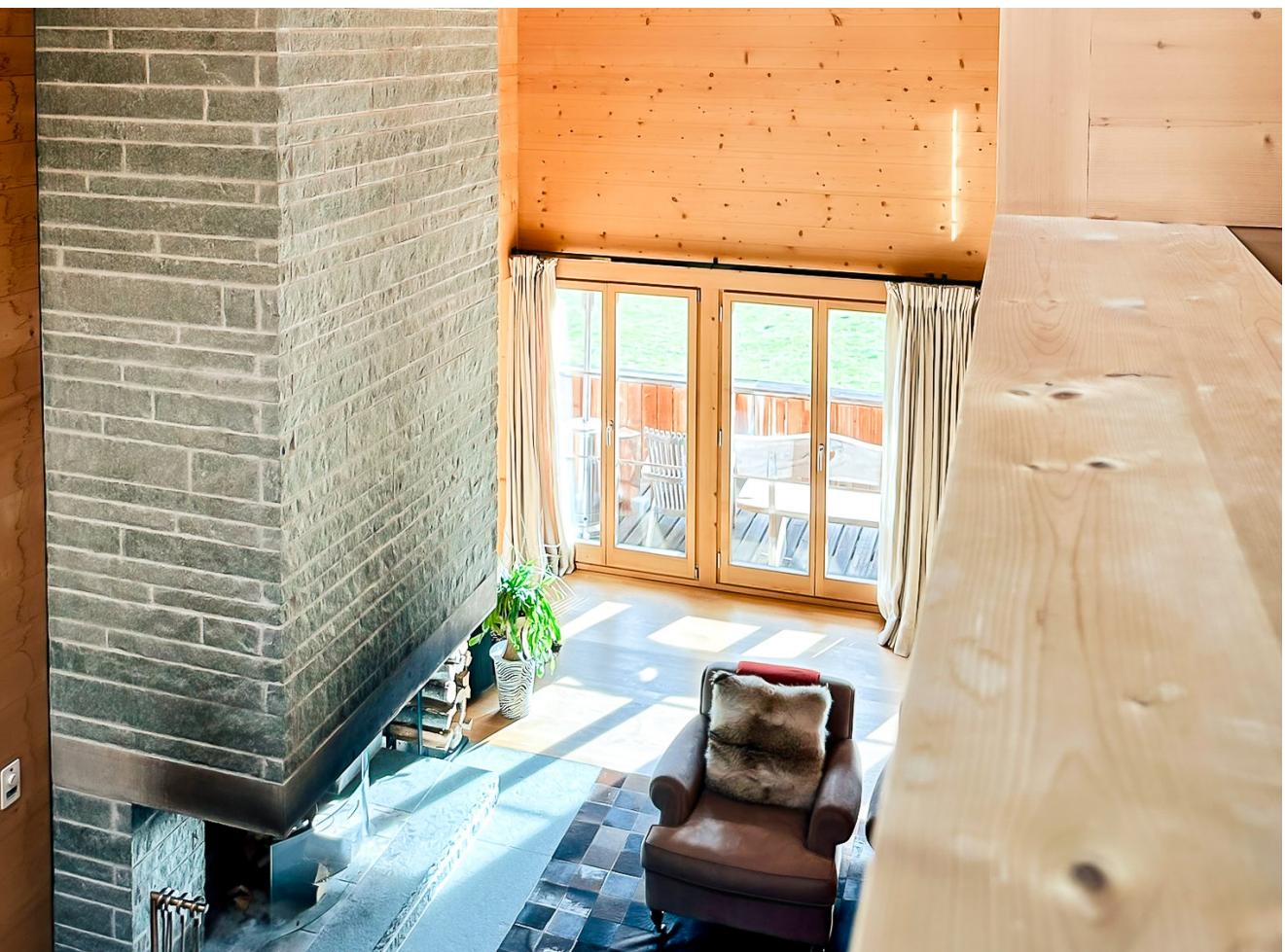
Designed with quality materials and thoughtful proportions, it is the central space of the home – perfect for gathering, relaxing and enjoying the surrounding nature.



TV ROOM



DINING ROOM



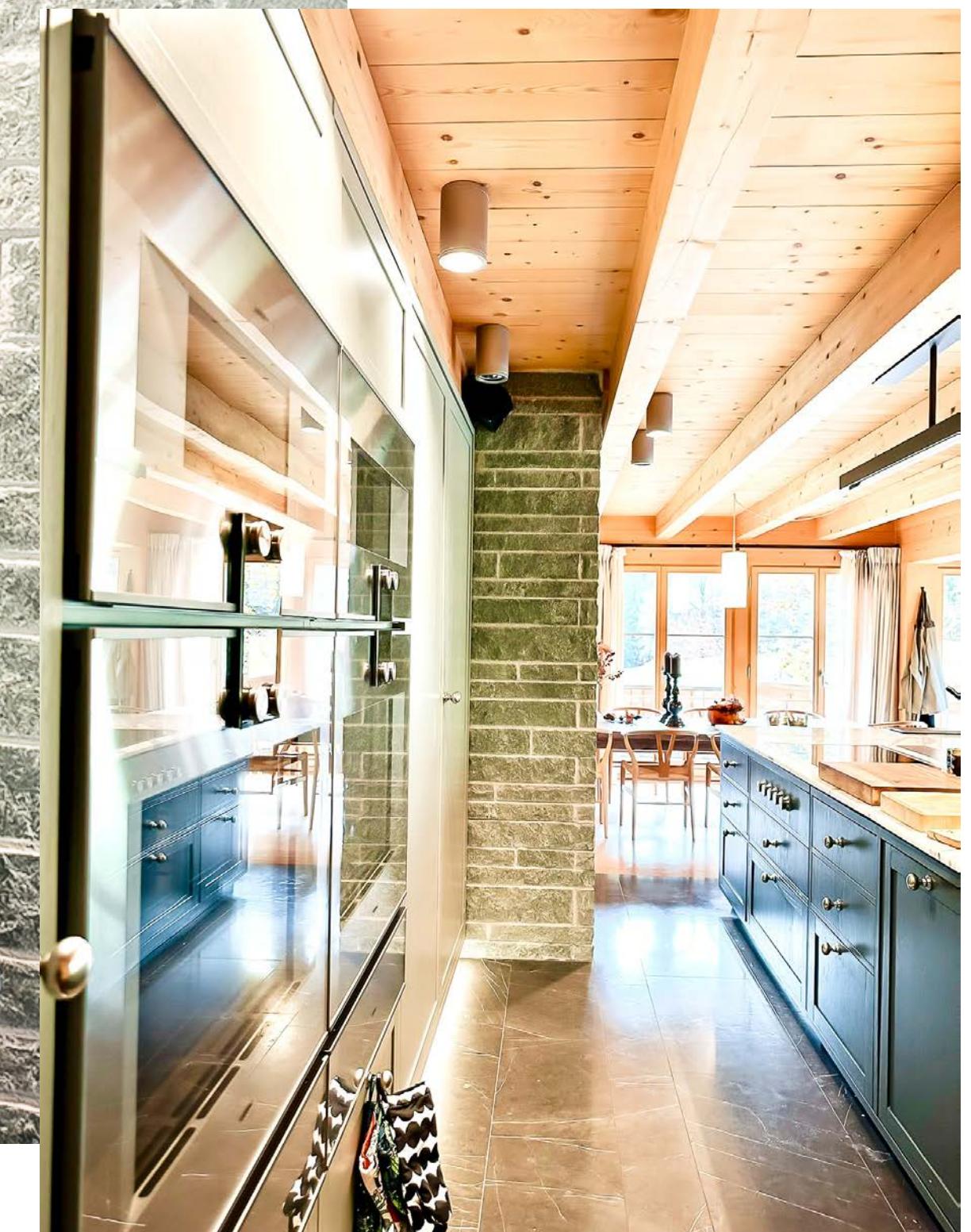
LIVING ROOM

KITCHEN



The kitchen is designed for both functionality and comfort, combining quality materials with a clean, timeless aesthetic. Its open layout connects naturally to the dining and living areas, making it ideal for shared moments and effortless daily living.

Generous workspace, modern appliances and warm wooden details create a balanced atmosphere where cooking becomes part of the home's relaxed rhythm.



ATTIC MASTER BEDROOM & BATH



The attic level is dedicated to privacy and calm, offering a warm, serene atmosphere under the sloping wooden roof.

Here, the master bedroom unfolds as a spacious retreat with soft natural light, generous ceiling height and beautiful alpine timber details.

The room opens toward an elegant en-suite bathroom, equipped with high-quality fixtures and a walk-in shower, creating a comfortable and refined wellness space.

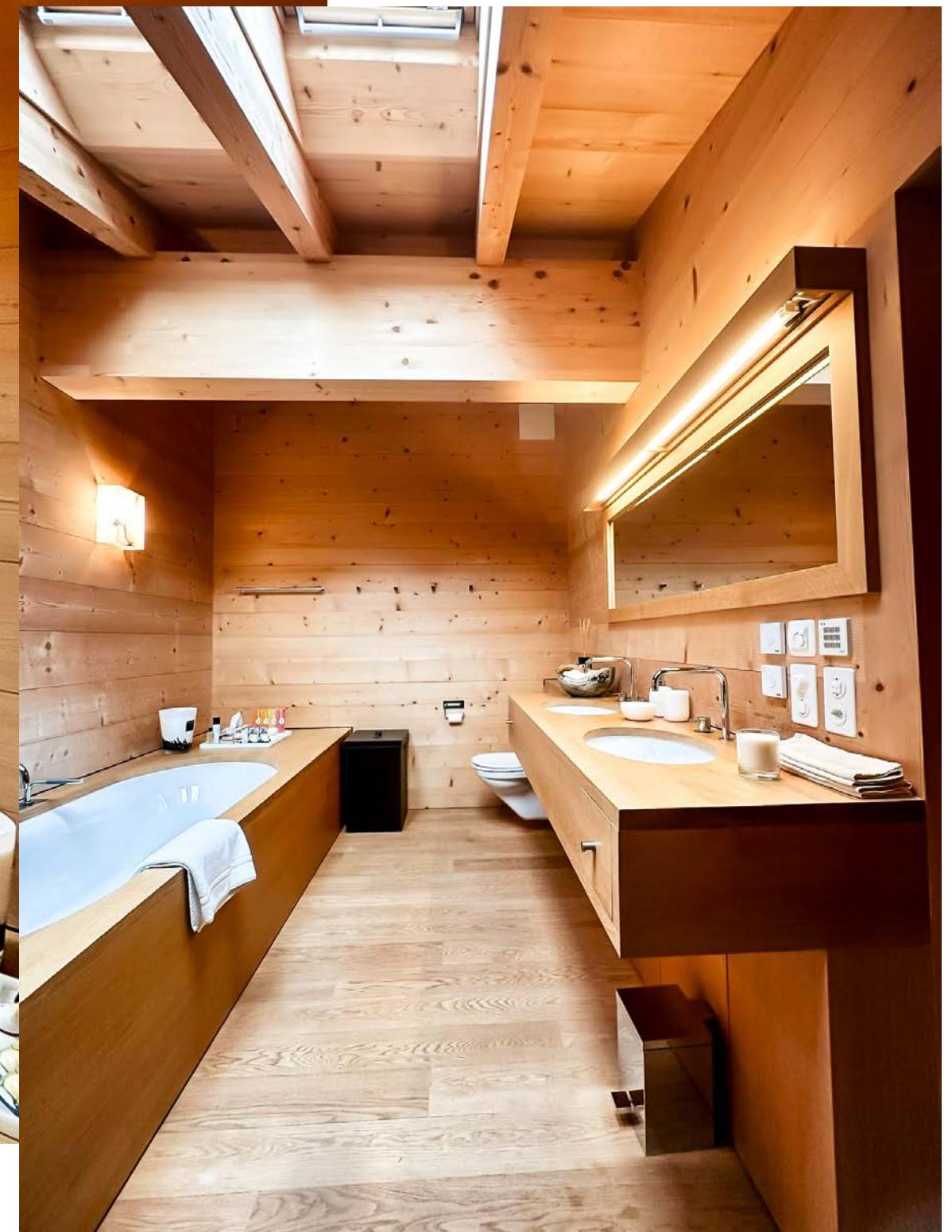
Together, the attic and master suite form a quiet sanctuary at the top of the chalet – perfect for unwinding, resting and enjoying the gentle stillness of the mountains.



ACCESS

MASTER BEDROOM

BATHROOM



The attic bathroom combines comfort with understated alpine elegance. Set under the sloping roof, it features warm wooden accents, high-quality fixtures and a spacious walk-in shower. Natural light enhances the calm, retreat-like atmosphere, turning daily routines into a quiet moment of relaxation.

It is a well-designed, intimate space that complements the master suite perfectly.

BASEMENT

GUESTROOMS & BATHS



The basement offers practical space designed with the same care and quality as the upper floors.

Here you'll find a generous garage with direct access to the house, additional storage rooms and technical areas that keep everyday life running smoothly.

The level also includes a cozy TV or hobby room, ideal for relaxing, working out or creating a private retreat. Functional, well-organized and thoughtfully planned, the basement adds valuable flexibility to the chalet.

The basement level also includes welcoming guest rooms designed for comfort and privacy.

With natural materials, soft lighting and well-proportioned layouts, these rooms offer a calm retreat for family and visitors alike.

Positioned slightly apart from the main living areas, they provide a quiet space to unwind, while still benefiting from the chalet's warm atmosphere.

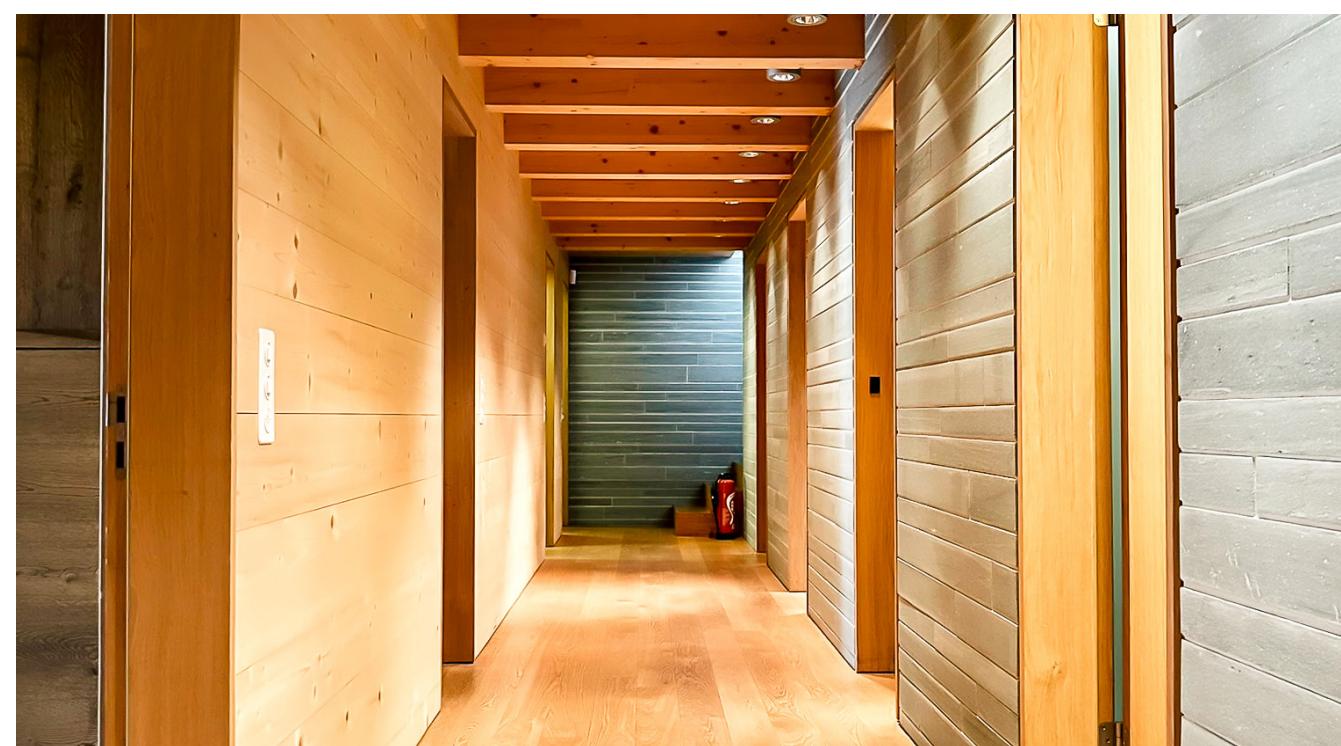
Practical storage and nearby bathroom access make the guest area both functional and inviting – a thoughtful extension of the home's hospitality.



ACCESS



GUEST ROOMS



CORRIDOR

BATHROOM



The guest bathrooms in the basement are designed with the same quality and attention to detail found throughout the chalet.

Clean lines, durable materials and modern fixtures create a fresh, comfortable atmosphere.

Each bathroom is conveniently located near the guest rooms, offering privacy and practicality for visitors.

ACCESS

STORAGE & NON LIVING SPACE



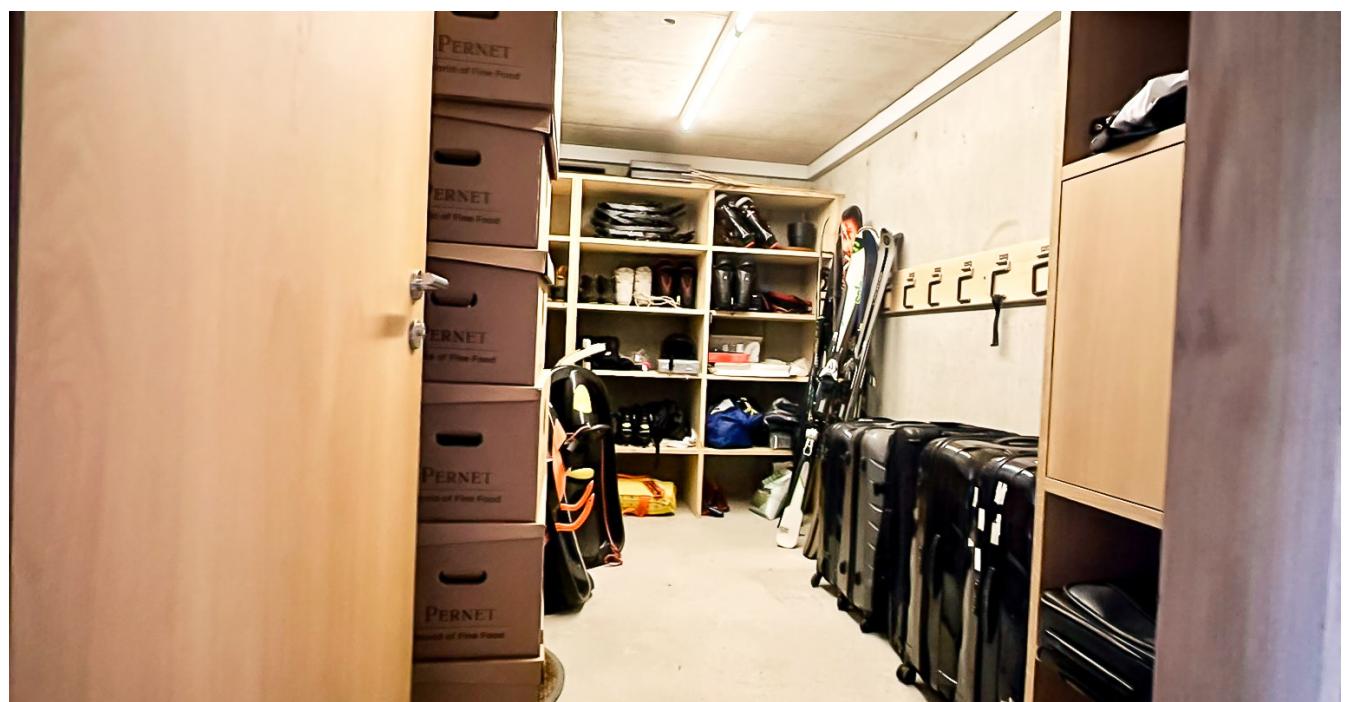
The garage is generously sized and designed for maximum convenience. With direct access to the house, it allows easy entry in all weather conditions.

There is ample space for a vehicle, outdoor equipment and additional storage, making it ideal for alpine living.

Well-organized and solidly built, the garage adds both practicality and comfort, seamlessly supporting the day-to-day rhythm of the home.

The basement also houses several well-planned utility spaces that make everyday living effortless. A spacious storage room provides ample space for equipment, seasonal items or household supplies. The dedicated ski and utility room is ideal for winter gear, offering practical shelving and plenty of room to dry and store equipment after a day in the mountains.

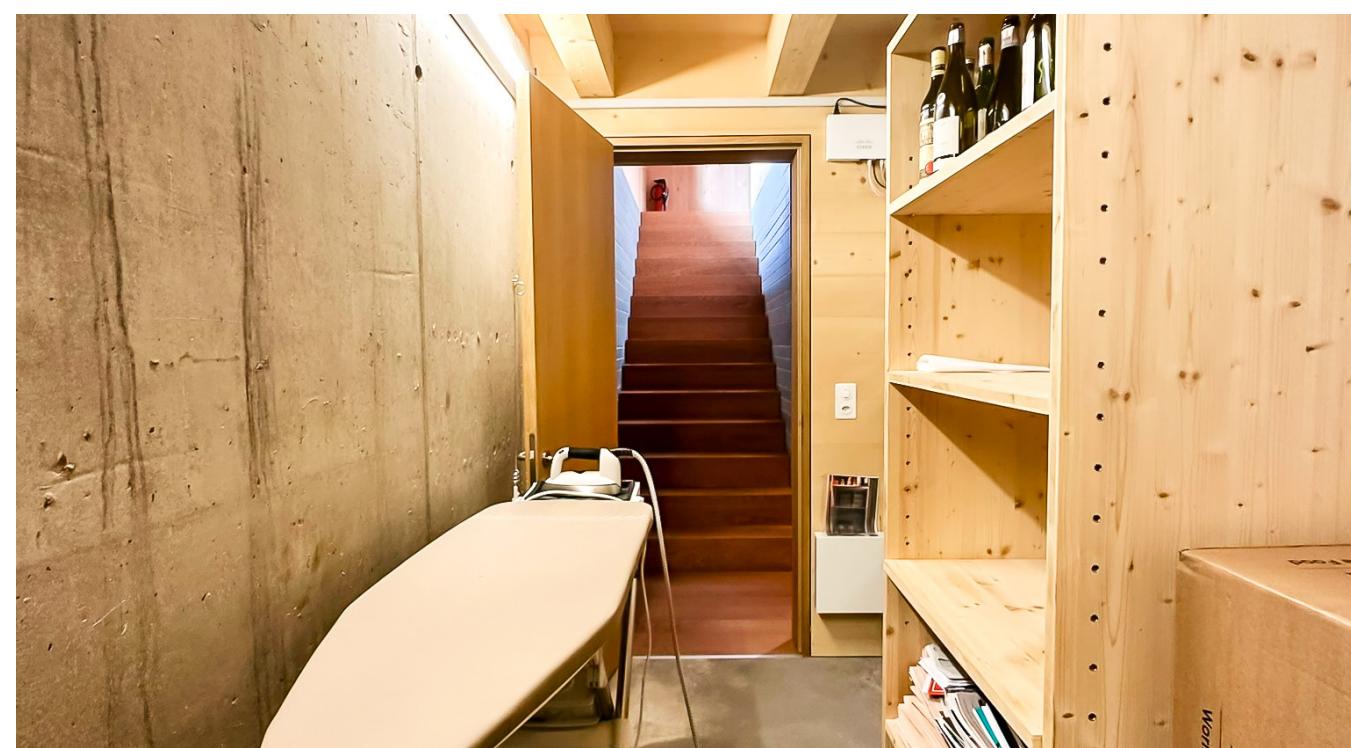
A separate laundry room ensures convenience and organization, keeping chores neatly out of sight. The heating and technical room is efficiently arranged and easily accessible, reflecting the chalet's solid construction and thoughtful planning. Together, these rooms add comfort, structure and long-term practicality to the home.



STORAGE

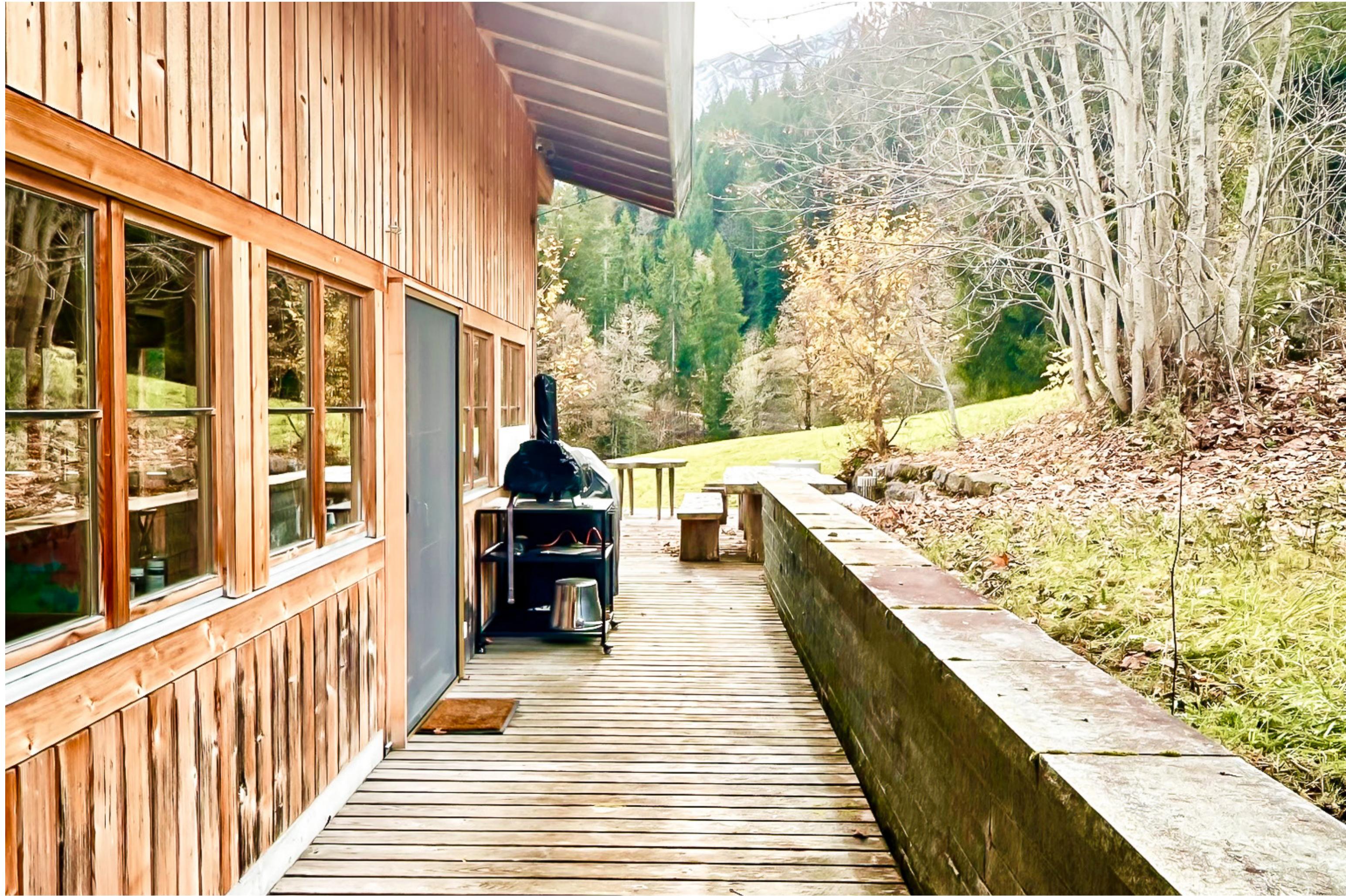


SKI UTILITY



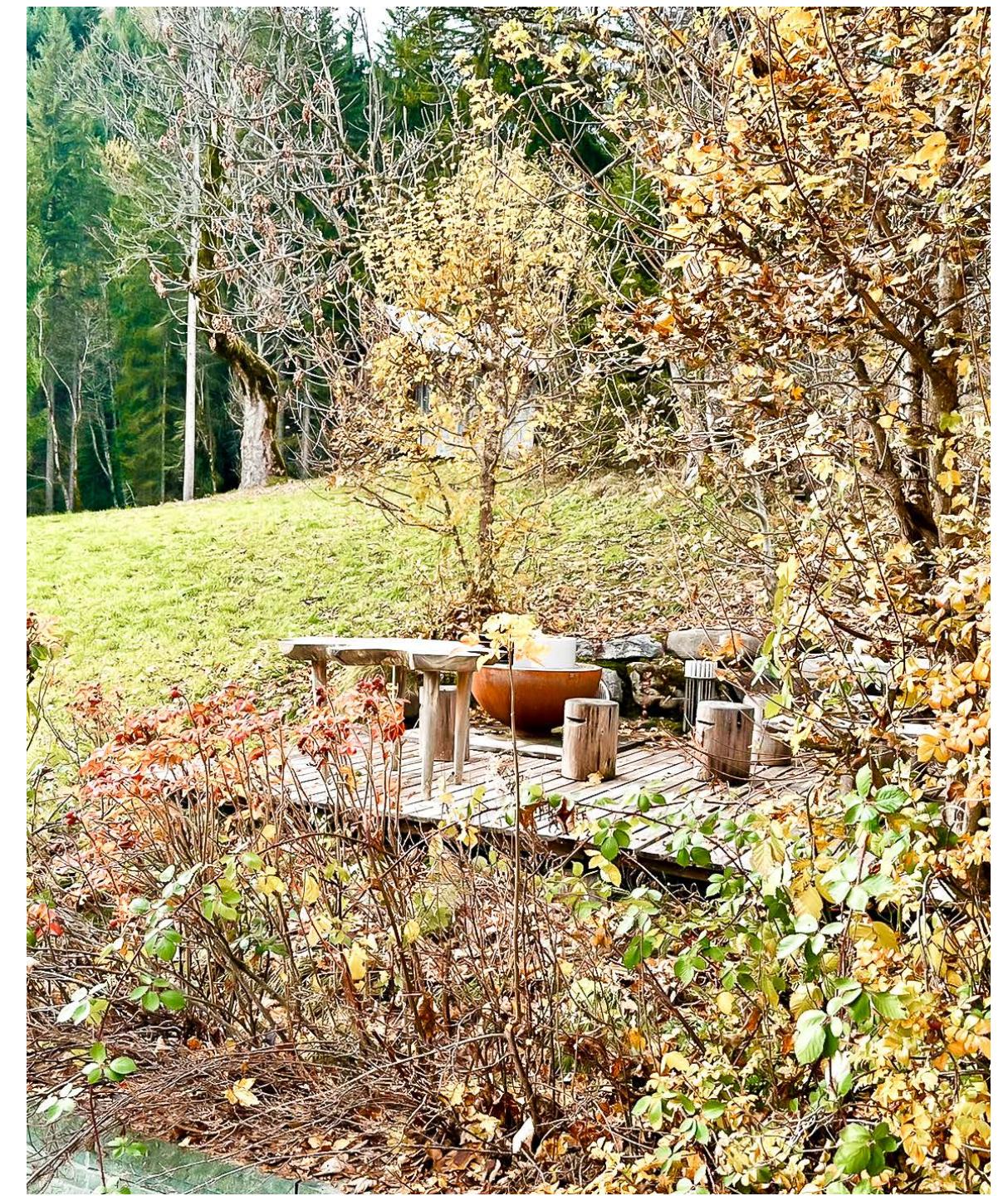
LAUNDRY

GARDEN



The garden surrounds the chalet with a sense of calm and natural beauty. Framed by meadows, old trees and open views, it offers generous space to relax, unwind and enjoy the changing light throughout the day.

Thoughtfully integrated into the landscape, the garden feels both private and open, inviting quiet mornings, long summer evenings and moments of effortless connection with nature.



FACTS

PROPERTY FACTS

Plot size: 744.00 m²

Total floor area: 167.63 m²

Total living area: 306.10 m²

Total non-living floor area: 62.97 m²

Price: 16'000'000

LOCATION & SURROUNDINGS

Situated at the edge of a quiet, authentic hamlet near Lake Lauenen

Surrounded by wide open moorland, meadows and old trees

Exceptionally peaceful and authentic alpine setting

Breathtaking views of:
Wildhorn (3,247 m)
Hahnenkamm (2,834 m)
Niesehorn (2,776 m)

ARCHITECTURE & CONSTRUCTION

Built with high craftsmanship and solid know-how

Thoughtful architecture with quality materials

Intelligent layout and harmonious proportions

Designed to feel timeless, grounded and comforting

INTERIOR FEATURES

Master suite on the attic level & Bathroom

Cozy TV room

Open living and dining area

Three guest rooms

Three Guest bathrooms

UTILITY SPACES

Garage with direct house access

Storage room

Ski & utility room

Laundry room

Heating/technical room

Additional hobby/TV room



INTRODUCTION

A personal viewing is the best way to truly feel the atmosphere of this place.

All appointments are conducted directly by Stefan, ensuring a smooth, discreet and well-organised experience from the first moment.

Viewings can be arranged 7 days a week, between 10 AM and 10 PM, offering full flexibility for both Swiss and international clients.

To schedule your private appointment, simply contact Stefan at your convenience.

CONTACT US

INTRODUCTION

If this speaks to you, I would be delighted to introduce you to the property personally. You can reach me, Stefan, daily (7/7) between 10 AM and 10 PM, in D, E or F.



Stefan Ryter

CONTACT

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THE CHALET

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