

CHÂTEL-ST-DENIS



Possédez la Vue - Exclusive penthouse with exceptional panorama

Price upon request

Price of parking place(s) in addition



5.5



4



~182 m²

n° ref. **045808**



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SITUATION AND DESCRIPTION

Located in a quality residential environment, this 5.5-room penthouse enjoys a privileged living environment, combining calm, optimal sunlight and unobstructed views.

Located on the top floor of a building constructed in 2017, in very good condition, the property benefits from a dominant location offering unobstructed views of the mountains, reinforcing the feeling of space and exclusivity, while remaining in the immediate vicinity of essential infrastructures such as shops, schools, public transport and main roads.

The location combines quality of life with day-to-day functionality, meeting the expectations of both families and buyers looking for a luxury property.

SURFACES

Living area	~ 182 m ²
Terrace surface	~ 86 m ²

CHARACTERISTICS

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	3
Number of terraces	1
Location floor	2nd floor
Costs	CHF 10'000.-/year

ANNEXES

- 2 indoor parking spaces
- A large 18.15 m² cellar
- A shared bicycle storage room

DISTANCES

Public transports	301 m
Primary school	393 m
Stores	227 m
Restaurants	193 m

DISTRIBUTION

- Entrance hall with built-in wardrobes, a seat and an LED-fitted mirror
- Master suite with dressing room and en-suite bathroom
- Two additional bedrooms
- Two bathrooms, one with built-in wardrobes
- Office
- Cellier
- Fully equipped kitchen
- Living room with fireplace and wood-burning niche
- Terrace offering stunning outdoor space and fitted with two electric canvas blinds

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CONSTRUCTION

The building was constructed with particular attention paid to the quality of materials and compliance with SIA standards, particularly in terms of earthquake safety. The reinforced concrete structure, terracotta brick facades and reinforced perimeter insulation guarantee excellent stability, high-performance thermal insulation and lasting comfort.

PVC/metal windows with insulating double glazing, motorized external blinds in the living rooms, and high-quality roof and terrace waterproofing ensure very good energy performance and optimum acoustic comfort in compliance with SIA 181 standards.

Each apartment benefits from individually regulated underfloor heating, ventilation in line with current standards and modern technical installations, including an elevator serving all levels up to the underground parking lot. The interior has been

carefully finished with large-format tiles, oak parquet flooring, fitted kitchens with Silestone worktops and V-Zug appliances, as well as high-quality ceramic sanitaryware with top-of-the-range fittings.

OUTSIDE CONVENIENCES

The exteriors are carefully landscaped: grassing, planting, cement slab terraces with table and benches, a playground, outdoor lighting and well-kept pathways, offering a pleasant and harmonious living environment around the residence.

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INFORMATION

Year of construction	2017
Basements	1
Heating installation	Floor
Heating system	Distance heating

FINANCIAL DATA

Price	Price upon request
Availability	To be discussed

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