

CHÂTEAU-D'OEX



"Chalet Rose des Vents" - a sure favorite!

CHF 1'150'000.-

Price of parking place(s) in addition



4.5



3

n° ref. **034474D**



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SITUATION AND DESCRIPTION

Located close to the center of the village of Château-d'Oex, this chalet enjoys magnificent views of the surrounding mountains.

Its idyllic location in a green area will appeal to those seeking a peaceful environment close to nature.

The chalet's architecture is traditional, with 4.5 rooms and a floor area of approx. 100 m² spread over 2 levels, and bathed in light thanks to its south-facing aspect.

The chalet's classic style, with exposed beams and high ceilings in the living room, adds an undeniable touch of charm.

The beautifully wooded garden and terrace with barbecue area are ideal for lounging in the midst of a beautiful, unobstructed panorama.

A garage with a large storage room underneath completes this property.

Perched at an altitude of 1,000 meters in the heart of the Pays d'Enhaut region, the village of Château-d'Oex lies halfway between Gstaad, the Bernese Oberland's leading vacation destination, and the small Fribourg town of Gruyères. Close to prestigious ski resorts such as Rougemont, Saanen and above all Gstaad, the resort offers both summer and winter leisure activities. Thanks to its favorable microclimate, Gruyères has become a hot-air ballooning metropolis.

SURFACES

Surface of parcel	985 m ²
Volume	466 cbm

CHARACTERISTICS

Number of flats	1
Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Year of construction	1975
Year of restoration	2018
Heating system	Heat pump
Heating installation	Radiator
Inside parking place/s	1 included
Total nb. of parkings	4 included

DISTRIBUTION**Lower ground floor**

- Garage for one car
- Utility room / Available

Ground floor

- Entrance hall
- Dining room
- Enclosed kitchen with outside access
- Living room with fireplace
- Bedroom 1
- Bedroom 2
- Shower room with WC

1st floor

- En-suite bedroom with bathroom
- Reading corner

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PROXIMITY

- Green
- Mountains
- Child-friendly

OUTSIDE CONVENIENCES

- Garden
- Quiet
- Greenery
- Barbecue-chimney
- Built on even grounds

INSIDE CONVENIENCES

- Garage
- Built-in closet
- Fireplace
- Double glazing
- Bright/sunny
- With character

EQUIPMENT

- Ceramic glass cooktop
- Oven
- Fridge
- Dishwasher
- Bath
- Shower

FLOOR

- Tiles
- Parquet floor

CONDITION

- Good

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Forest
- Mountains
- Alps

FINANCIAL DATA

Price

CHF 1'150'000.-

Availability

To be discussed

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