

ABLÄNDSCHEN



Charming vacation cottage

CHF 595'000.-

Parking place(s) included



5



3



~105 m²

n° ref. **046085**



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SITUATION AND DESCRIPTION

Nestled in the peaceful village of Abländschen, this small vacation chalet captivates with its authenticity and warm atmosphere. Built in 1954, it once housed the village's old post office, a detail that today gives it a unique character and special history. The property is in good overall condition, with a recently redone roof as well as replaced windows on the first floor, offering simple, functional comfort true to the spirit of a chalet.

The property boasts beautiful unobstructed views of the mountains and surrounding countryside, ideal for recharging your batteries away from the hustle and bustle.

With a floor area of around 186 m², the chalet offers a cosy, friendly atmosphere, perfect for stays with family or friends. It has three bedrooms and a shower room, in a layout typical of a vacation chalet. The beautiful outdoor terrace will allow you to take full

advantage of nature.

On the lower ground floor, the former post office benefits from independent access, offering additional space that can be used for storage, a workshop or a multi-purpose room as required.

Externally, two parking spaces are located in front of the chalet, complemented by a closed garage. A workshop and attached woodshed complete this practical and charming property.

This chalet represents a great opportunity for mountain breakers looking for a simple, authentic and well-maintained pied-à-terre, with the possibility of making it a second home.

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SURFACES

Living area	~ 105 m ²
Surface of parcel	~ 596 m ²
Useful surface	~ 186 m ²
Volume	~ 544 cbm

CARACTERISTICS

Number of rooms	5
Number of bedrooms	3
Number of bathrooms	1
Year of construction	1955
Heating system	Electricity, Wood
Domestic water heating system	Electricity
Heating installation	Radiator, Stove
Second home	Authorized
Inside parking place/s	1 included
Outside parking place/s	2 included

ANNEXES

- Outside shed/workshop at rear of cottage
- Burner under entrance canopy
- Terrace

DISTANCES

Restaurants	118 m
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DISTRIBUTION**Upper ground floor**

- Entrance
- Shower room
- Kitchen with access to balcony and terrace
- Dining room open to kitchen
- Enclosed living room

1st floor

- Clearance with space for an office or sofa area
- 3 bedrooms

Under the roof

- Galetas

Basements

- About 17 m² with independent entrance (Old village post office)
- Garage/Workshop
- Cellar
- Laundry room with outside access
- Access to chalet via stairs



CONSTRUCTION

The chalet is connected to the commune's wastewater treatment facilities and has remote-read electricity meters.

It also benefits from its own water source, while being connected to the communal network, allowing autonomous use without the need for a permanent connection.

The first floor windows are double-glazed, and the shingles have recently been redone, contributing to the building's overall good condition.

Heating is provided mainly by wood, thanks to a furnace located between the dining room and living room, complemented by a stove upstairs. A few electric radiators provide additional heating in the bedrooms and shower room.

The kitchen is equipped with an oven, a ceramic hob, a dishwasher as well as an American refrigerator, offering complete equipment for vacation stays.

NEIGHBOURHOOD

- Green
- Mountains
- Bus stop
- Ski lift
- Cross-country ski trail
- Hiking trails

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Quiet
- Greenery
- Storeroom

INSIDE CONVENIENCES

- Garage
- Open kitchen
- Cellar
- Garret
- Storeroom
- Workshop
- Swedish stove
- Furnace
- Simple glazing
- Double glazing
- Penthouse
- Exposed beams
- With character
- Timber frame
- Animals allowed

EQUIPMENT

- Fitted kitchen
- Ceramic glass cooktop
- Oven
- Fridge
- Dishwasher
- American Fridge
- Connections for washing tower
- Shower
- Internet connection
- Water supply
- Power supply

FLOOR

- Antique parquet floor

CONDITION

- In it's current state

ORIENTATION

- South
- West

EXPOSURE

- Optimal

VIEW

- Rural
- Mountains

STYLE

- Rustic
- Atypical house

FINANCIAL DATA**Price****CHF 595'000.-****Availability**

To be discussed

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Kitchen opening onto dining room



Dining room



Dining room



Dining room open to kitchen



Open kitchen with access to the outside



Balcony



Living room with stove



Living room with stove



Shower room



First-floor distribution hall with stove



Bedroom



Bedroom



Bedroom



Entrance cover



Exterior shed at rear of chalet



Old Post Office with independent access



Garage/workshop



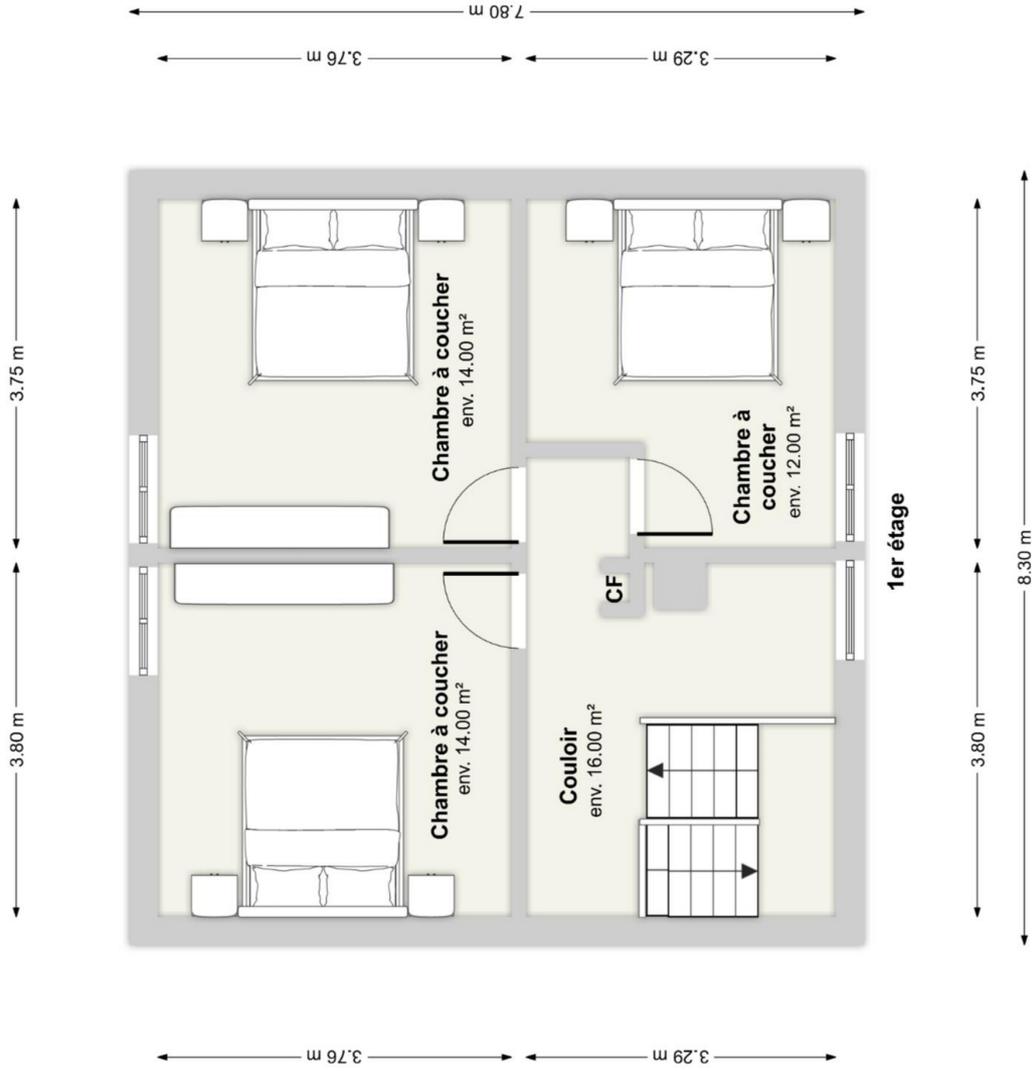
Laundry room with outside access

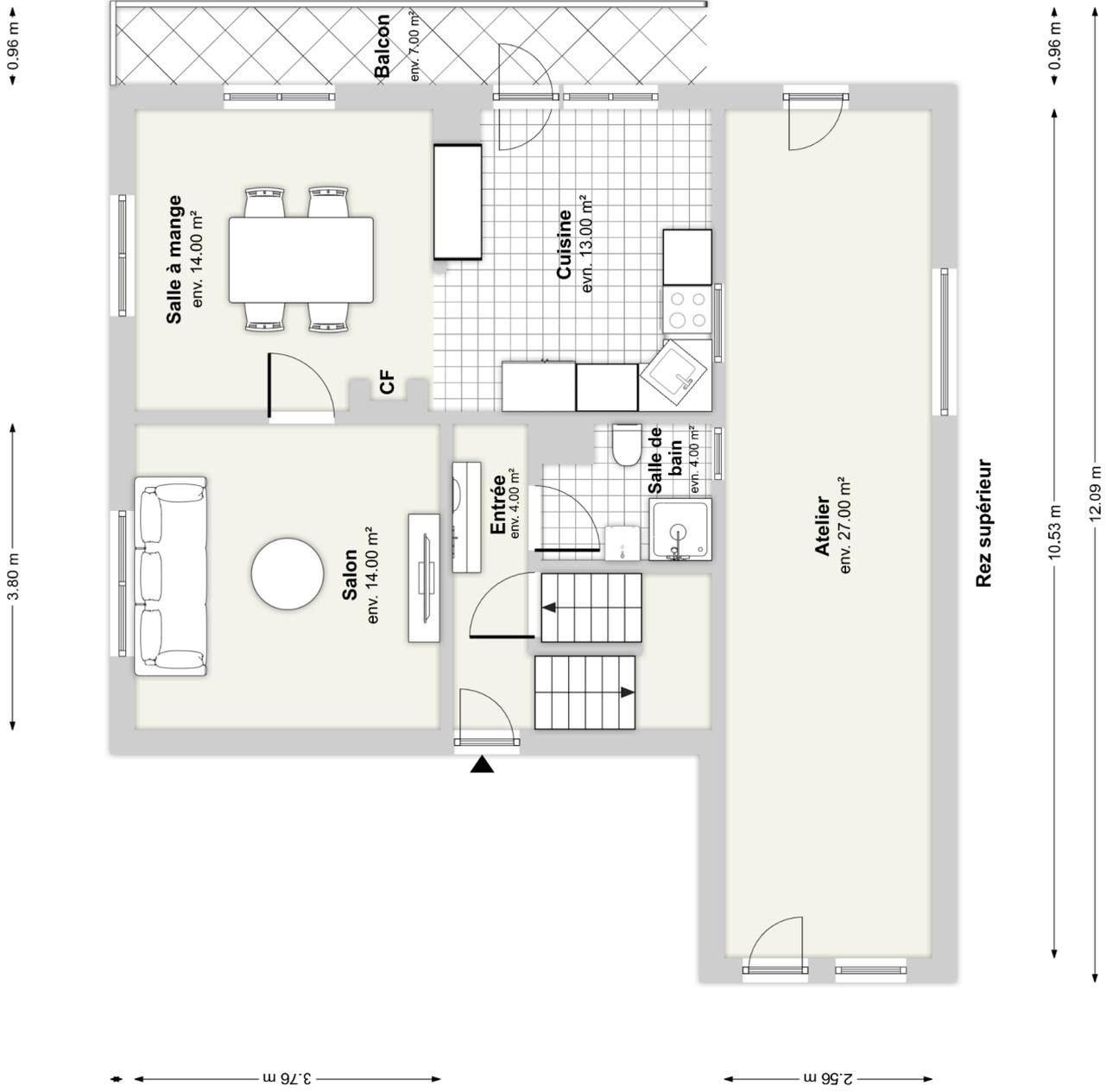


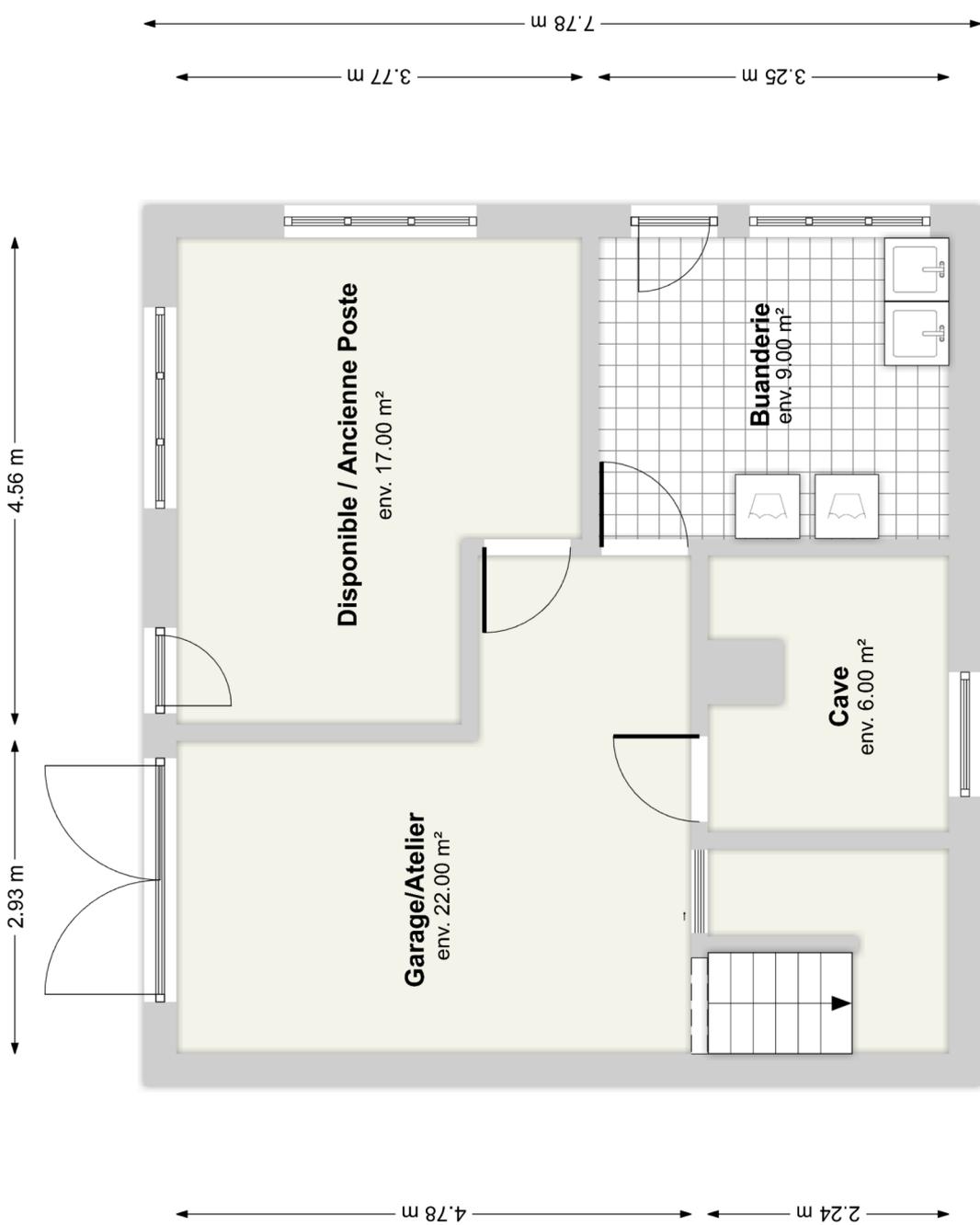
Outdoor atmosphere



Outdoor atmosphere







Sous-sol

