

MOUDON



For sale: Condominium apartment

CHF 655'000.-

Price of parking place(s) in addition



4.5

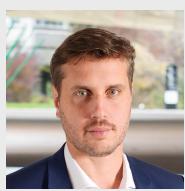


3



102.5 m²

n° ref. **043899**



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SITUATION AND DESCRIPTION

OFF MARKET - SOTHEBY'S CUSTOMER EXCLUSIVE FOR 15 DAYS

Located just a stone's throw from downtown Moudon, this charming 4.5-room apartment nestles on the top floor of a well-maintained building with elevator. Bright, functional and quiet, it offers a pleasant living environment in the immediate vicinity of all amenities.

At the entrance, you'll be greeted by a space that could double as an office or spare bedroom. The living area features a pleasant, bright living-dining room, with a perfectly integrated open kitchen. This space gives access to a corner balcony, offering a peaceful setting. The sleeping area includes a bedroom, a bathroom that can be fitted with a laundry column, as well as a master suite with private shower room.

One of the major assets of this property lies in its generous storage space: a large cellar, a spacious galetas and a storage area in front of the indoor parking space complete the apartment.

An indoor parking space and an outdoor parking space are also available.

SURFACES

Living area	102.5 m ²
Weighted Surface	111 m ²
Balcony Surface	15.5 m ²

CARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Number of toilets	2
Location floor	2nd floor

DISTANCES

Public transports	97 m
Primary school	367 m
Stores	487 m
Restaurants	313 m

INFORMATION

Year of construction 2012
Heating installation Floor
Domestic water heating system Solar
Heating system Gas

- Mosquito screen
- Heating Access
- Double glazing
- Bright/sunny

PROXIMITY

- City centre
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Preschool
- Primary school
- Secondary school
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Parking

EQUIPMENT

- Fitted kitchen
- Washing machine
- Dryer
- Bath
- Shower
- Interphone

FLOOR

- Tiles
- Parquet floor

CONDITION

- Good

ORIENTATION

- West

INSIDE CONVENIENCES

- Lift/elevator
- Garage
- Open kitchen
- Guests lavatory

FINANCIAL DATA

Price	CHF 655'000.-
Price park. int. ①	CHF 25'000.-
Price park.ext ①	CHF 15'000.-
Total price	CHF 695'000.-
Availability	To be discussed

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