

TREY



Beautiful 4.5 room apartment Mezzanine

CHF 655'000.-

Price of parking place(s) in addition



4.5



3



~110 m²

n° ref. **044667D**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Ideally located in the charming village of **Granges de [b]Trey**, in the canton of Vaud, this **4.5-room apartment on the first floor** seduces with its convertible mezzanine as well as its unobstructed view. With **about 110 m²** of living space, it offers a bright, modern and perfectly laid-out living environment.

A pleasant and functional living space
Inside, it benefits from **excellent luminosity** thanks to optimal orientation and **large triple-glazed windows** guaranteeing comfort and energy efficiency (energy class **B**).

The apartment includes:

- A modern **open kitchen** with plenty of built-in storage
- A spacious and bright **living room**, ideal for

entertaining

- **Three bedrooms**
- Two **well-appointed bathrooms**

Exterior assets and a peaceful setting

- **Balcony** to enjoy the fine weather
- **Private parking space** and **visitor space** available
- Lovely, verdant surroundings, close to amenities

This accommodation is perfect for a **family** looking for tranquility while remaining close to main roads and essential services.

Contact me today for more information or to arrange a viewing: Thibault Groux - 079 897 72 47

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SURFACES

Living area	~ 110 m ²
Balcony Surface	~ 17.5 m ²
Cellar surface	~ 10 m ²

CARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Number of toilets	2
Number of balcony	1
Location floor	1st floor
Costs	CHF 420.-/month

DISTANCES

Public transports	150 m
Primary school	2304 m
Stores	1808 m
Restaurants	1606 m

INFORMATION

Year of construction	2018
Basements	1
Heating installation	Floor
Heating system	Gas, Solar

PROXIMITY

- Village
- Green
- Bus stop
- Child-friendly

OUTSIDE CONVENIENCES

- Balcony/ies
- Parking
- Visitor parking space(s)
- From road

INSIDE CONVENIENCES

- Open kitchen
- Unfurnished
- Built-in closet
- Triple glazing
- Bright/sunny
- Mezzanine

EQUIPMENT

- Fitted kitchen
- Ceramic glass cooktop
- Oven
- Fridge

- Freezer
- Dishwasher
- Connections for washing tower
- Bath
- Shower

FLOOR

- Tiles
- Parquet floor

CONDITION

- Good

ORIENTATION

- South
- West

EXPOSURE

- Favourable
- All day

VIEW

- Nice view
- Clear
- Valley view
- Rural

FINANCIAL DATA

Price	CHF 655'000.-
Price park.ext @	CHF 20'000.-
Total price	CHF 675'000.-
Availability	immediately

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EXECUTION

PLAN 1er ETAGE

PROJET	INDICE	DESSIN
012	1	CL
11 février 2019		01/20
1. 18.03.2019 mise à jour cadastre		1/50

