

# STE-CROIX



Spacious apartment with views of the Alps

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**CHF 895'000.-**

Parking place(s) included



8.5



4

n° ref. **044955**



**Switzerland | Sotheby's International Realty**  
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## SITUATION AND DESCRIPTION

Located in Ste-Croix, in a quiet and pleasant neighborhood, this 8.5-room apartment is an excellent opportunity. Amenities are plentiful with a verdant environment nearby. A bus stop is just a few steps away. The apartment is in very good general condition and features attractive outdoor areas with balcony and terrace. An exclusive garden is also available. It is close to restaurants, a museum and a hospital. Ideal for a family, with a child-friendly environment. Public and indoor swimming pools and a ski area are within easy reach. An ideal place to live in harmony with nature and leisure.

Welcome to this exceptional apartment, both quiet and rejuvenating, a true haven of peace where every moment becomes a daily pleasure. Upon arrival, on the right of the house near the covered parking spaces, a generous vestibule welcomes you and invites you to cross the threshold of an interior

designed for comfort and conviviality.

You'll discover a monumental living space, bathed in light, where the dining room and living room open into a vast volume, ideal for entertaining and sharing warm moments. A magnificent, generously-sized fireplace adorns the living room and promises cozy, unforgettable evenings. Off to one side, a library creates an intimate refuge, a perfect place to stroll through novels, relax with a coffee or work in a hushed atmosphere.

Upstairs, the layout will seduce with its balance and charm: four refined bedrooms, each expressing its own character. One has a spacious dressing room, another benefits from a private bathroom, and the attic offers a vast modular space, ideal for setting up an office conducive to creativity.

The basement harmoniously completes this practical and well-kept offering: a boiler room with hot water production equipment and a pantry come to ensure daily comfort and functionality.

Every room in this place exudes elegance and tranquility, an invitation to create precious memories. Let yourself be seduced and come discover this one-of-a-kind cocoon: it's just waiting for your touch to become your new home.

## **SURFACES**

Balcony Surface	~ 12 m <sup>2</sup>
Garden surface	~ 1385 m <sup>2</sup>
Terrace surface	~ 22 m <sup>2</sup>
Cellar surface	~ 6 m <sup>2</sup>
Garret surface	~ 20 m <sup>2</sup>
Ceiling height	~ 2.5 m

## **CARACTERISTICS**

Number of rooms	8.5
Number of bedrooms	4
Number of bathrooms	2
Number of toilets	3
Number of balcony	1
Number of terraces	1
Location floor	1st floor
Costs	CHF 400.-/month
Communal tax	70 %

## **DISTANCES**

Public transports	200 m
Primary school	1700 m
Stores	1700 m
Restaurants	150 m

## INFORMATION

Number of floors above ground	2
Year of construction	1988
Number of flats	2
Basements	1
Year of restoration	2018
Heating installation	Floor, Chimney
Heating system	Gas

## PROXIMITY

- Green
- Mountains
- Restaurant(s)
- Bus stop
- Child-friendly
- Public swimming pool
- Indoor swimming pool
- Ski resort
- Museum
- Theatre
- Hospital / Clinic
- Medical home

## OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Exclusive use of garden
- Quiet
- Greenery
- Shed
- Public parking
- Carport
- Visitor parking space(s)

- Common pool
- Barbecue-chimney
- Barbecue
- Pizza Oven

## INSIDE CONVENIENCES

- Eat-in-kitchen
- Separated lavatory
- Veranda
- Wine cellar
- Bicycle storage
- Fireplace
- Triple glazing
- Bright/sunny
- With character

## EQUIPMENT

- Fitted kitchen
- Ceramic glass cooktop
- Fridge
- Freezer
- Dishwasher
- Connections for washing tower
- Bath
- Shower

## FLOOR

- Tiles
- Parquet floor

## CONDITION

- As new

## FINANCIAL DATA

### Price

**CHF 895'000.-**

### Availability

To be discussed

### Judicial form

En PPE

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## **ORIENTATION**

- South

## **EXPOSURE**

- Optimal
- All day

## **VIEW**

- Panoramic
- With an open outlook

## **STYLE**

- Modern











