

CLARENS



Great opportunity for this currently rented
apartment

CHF 1'140'000.-

Price of parking place(s) in addition



4.5



4



~120 m²

n° ref. **039495**



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SITUATION AND DESCRIPTION

A CARDIS SOTHEBY'S INTERNATIONAL REALTY EXCLUSIVE!

This 4.5-room apartment is ideally centered, for an urban lifestyle! There's a bus stop opposite the residence, and the train station is not far away either. All major highways are in the immediate vicinity, as are shops and other amenities. Easy to get to, you'll love its location.

This 3-bedroom lot is distributed over a living area of approx. 124 m² and benefits from an attractive balcony of approx. 13 m².

A 16 m² room on the lower floor will complete your storage space where you can create a workshop.

This property benefits from a beautiful typology with 3 bedrooms, one of which is en suite with its own bath, shower room and separate toilet.

Apartment currently rented for CHF 2'240.- CHF 390.- utilities = CHF 2'630.- per month

Please note: A cellar, an air-conditioned wine cellar and an indoor parking space complete the property

SURFACES

Living area	~ 120 m ²
Weighted Surface	~ 128 m ²
Balcony Surface	~ 16 m ²

CHARACTERISTICS

Number of rooms	4.5
Number of bedrooms	4
Number of bathrooms	3
Location floor	4th floor
Service costs	CHF 520.-/month

ANNEXES

- Cellar
- Air-conditioned wine cellar
- Indoor parking space

DISTANCES

Public transports	30 m
Primary school	1140 m
Stores	220 m
Restaurants	128 m

DISTRIBUTION

- Entrance hall with wall cabinets
- Living room with access to balcony
- Dining area
- Fitted kitchen
- Private laundry room with storage
- 3 bedrooms (one en suite)
- Guest toilet
- Shower room

INFORMATION

Year of construction	2004
Heating installation	Floor
Domestic water heating system	Gas
Heating system	Gas

FINANCIAL DATA

Price	CHF 1'140'000.-
Price park. int. ①	CHF 30'000.-
Total price	CHF 1'170'000.-
Availability	To be discussed

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