

CHÂTEAU-D'OEX



Charming 3-bedroom apartment with
mountain views

CHF 900'000.-

Price of parking place(s) in addition



4.5



3



~101.7 m²

n° ref. **043338**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Located in a sought-after residential area, this charming apartment combines comfort, brightness and a peaceful living environment. Nestled in the heart of the Pays-d'Enhaut, just a few minutes from the center of Château-d'Œx, it offers a serene, verdant atmosphere, ideal for nature and mountain lovers. Thanks to its location, you're just a stone's throw from all amenities, restaurants, shops, skating rink and cinema. Ideal for families with children. The nearest ski slopes are less than 10 minutes away by car.

This magnificent apartment combines comfort and conviviality in a warm setting. It features three spacious bedrooms, two bathrooms, as well as a functional kitchen equipped with a pass-through, facilitating communication with the adjoining dining room.

The living space is bright and open, uniting the dining room and living room in a welcoming atmosphere, enhanced by a fireplace that adds a cosy touch. The living room opens onto a pleasant balcony offering a magnificent unobstructed view of the mountains, perfect for enjoying fine weather.

Switzerland

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SURFACES

Living area ~ 101.7 m²
Balcony Surface ~ 23.8 m²

CHARACTERISTICS

Number of rooms 4.5
Number of bedrooms 3
Number of bathrooms 2
Location floor 2nd floor
Costs CHF 7'790.-/year

ANNEXES

Internal parking space (extra)
External parking space (included)

DISTANCES

Public transports 137 m
Stores 247 m
Restaurants 85 m

DISTRIBUTION

Ground floor

Entrance hall with wall cabinet
3 bedrooms
2 bathrooms
Kitchen with pass-through
Dining room open to living room with fireplace and balcony access

Basements

Laundry room
Cellar
Games room
Parking access

INFORMATION

Year of construction	1986
Year of restoration	2010
Heating installation	Floor
Domestic water heating system	Electricity
Heating system	Air to water heat pump

PROXIMITY

- Village
- Villa area
- Mountains
- Residential area
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus station
- Bus stop
- Child-friendly
- Playground
- Primary school
- Secondary school
- Horse riding area
- Public swimming pool
- Ski piste
- Ski lift
- Cross-country ski trail
- Hiking trails
- Bike trail
- Museum

- Theatre
- Concert hall
- Hospital / Clinic
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Garden in co-ownership
- Quiet
- Greenery
- Parking
- Garage
- Visitor parking space(s)

INSIDE CONVENIENCES

- Wheelchair-friendly
- Lift/elevator
- Garage
- Underground car park
- Visitor parking space(s)
- Eat-in-kitchen
- Guests lavatory
- Cellar
- Ski storage
- Recreationroom
- Built-in closet
- Heating Access
- Fireplace
- Double glazing
- Bright/sunny
- With character
- Timber frame

FINANCIAL DATA**Price****CHF 900'000.-****Availability**

To be discussed

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EQUIPMENT

- Fitted kitchen
- Cooker/stove
- Ceramic glass cooktop
- Oven
- Warming drawer
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Laundry
- Shower
- Bath
- Electric car terminal
- Caretaker
- Outdoor lighting

FLOOR

- Tiles
- Carpet

CONDITION

- Very good

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- River
- Garden
- Mountains

STYLE

- Classic

MISCELLANEOUS

- With part-time caretaker job











