

# CHALAIS



Near Sierre: 3.5 rooms with carnotzet  
currently rented

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**CHF 240'000.-**



3.5



2



~70 m<sup>2</sup>

n° ref. **21275D**



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

This charming apartment is located in Chalais, a village situated in the Rhône plain, on the left bank of the Sierre district. Less than 10 minutes from the city, you will appreciate the quick access to the local shops. The elementary school and the nursery are also only a few minutes away by car.

This object, built in 1900 and renovated in 2020 is located on the 1st floor of a small condominium.

It has a fully equipped kitchen with access to the balcony, which can accommodate a small dining table. A nice bright living room with old charm with beautiful wood moldings on the bottom of the walls, two bedrooms, a shower room and separate toilet.

Complemented by a galetas, a storeroom and a cellar, it offers plenty of storage space. A carnotzet is also available for CHF 20,000.-

The charges are not very high and there is the possibility of buying a neighboring apartment in order to turn it into a 6-room apartment.

**Particularly attractive investment property!**

## SURFACES

Living area	~ 70 m <sup>2</sup>
Balcony Surface	~ 3 m <sup>2</sup>

## CARACTERISTICS

Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	1
Location floor	1st floor

## ANNEXES

- Galetas
- Cellar
- Carnotzet (extra)
- Outside parking space (extra)

## DISTANCES

Public transports	175 m
Primary school	370 m
Stores	60 m
Post office	170 m
Bank	570 m
Restaurants	325 m

## DISTRIBUTION

- Entrance hall
- Equipped kitchen with access to the balcony
- Living room
- 2 bedrooms
- Shower room
- Separate toilet

## INFORMATION

Year of construction	1900
Year of restoration	2020

## NEIGHBOURHOOD

- Village
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Bus stop
- Child-friendly
- Nursery
- Preschool
- Primary school
- Sports centre
- Near a golf course
- Tennis centre
- Hospital / Clinic

## OUTSIDE CONVENIENCES

- Balcony/ies

## INSIDE CONVENIENCES

- Eat-in-kitchen
- Separated lavatory
- Cellar
- Carnotzet
- Garret
- Bright/sunny

## EQUIPMENT

- Fitted kitchen

- Shower

## FLOOR

- Tiles
- Parquet floor

## EXPOSURE

- Good

## VIEW

- Clear

## STYLE

- Classic

## FINANCIAL DATA

### Price

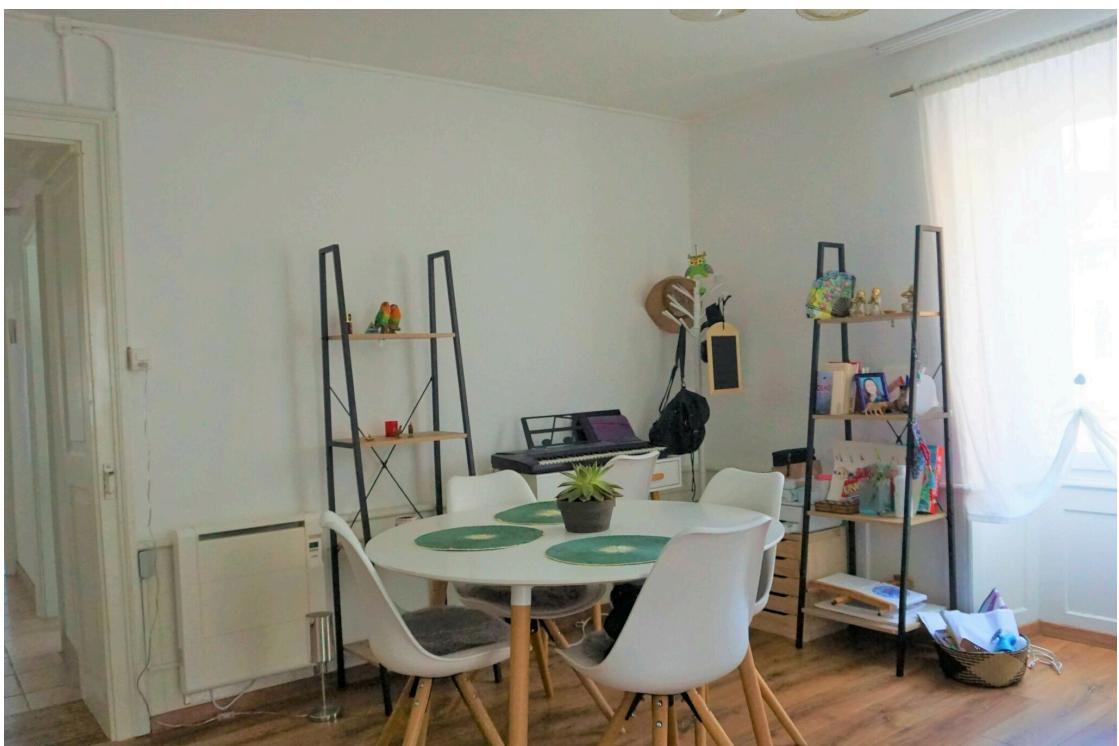
**CHF 240'000.-**

### Availability

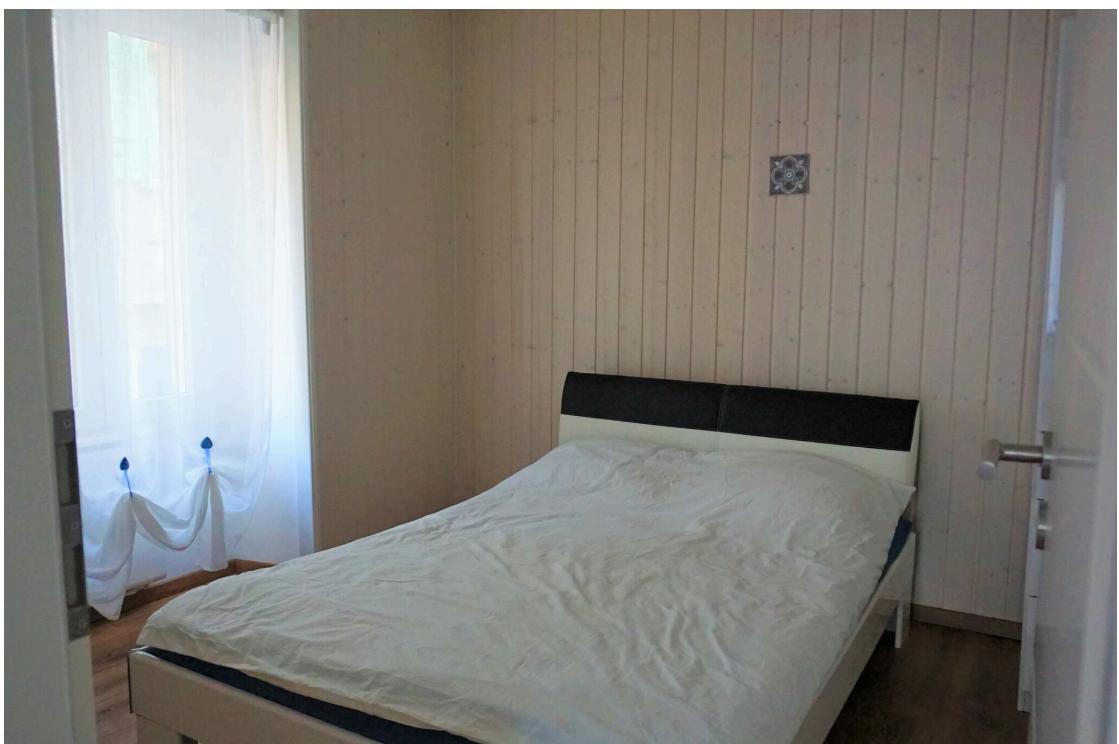
To be discussed

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