

CHOËX



Exceptional apartment with magnificent
unobstructed view

CHF 980'500.-

Price of parking place(s) in addition



3.5



2



~144.5 m²

n° ref. **043607LR**



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SITUATION AND DESCRIPTION

Discover "Le Jardin des Châtaigniers" - An exceptional real estate project in Choëx

In the verdant, residential setting of the Marécot neighborhood in Choëx, this new development of two new apartments invites you to live the exceptional every day. Designed to meet the highest standards of comfort and quality of life, these homes benefit from a rare location, offering a **breathtaking panoramic view of the Rhône plain and surrounding peaks**.

Each apartment stands out for its **contemporary architecture**, its **luminous, open-plan living spaces**, and its meticulous finishes, thought through to the smallest detail. Emphasis has been placed on **natural light**, openness to the outdoors and harmony with the landscape. The whole is set in a **calm and unspoilt** environment, yet only minutes from Monthey's amenities and motorway links.

Le Jardin des Châtaigniers is a successful marriage of elegance, functionality and serenity. A privileged living environment, perfect for a primary residence or a refined pied-à-terre in the heart of the Chablais.

SURFACES

| | |
|------------------|------------------------|
| Living area | ~ 144.5 m ² |
| Weighted Surface | ~ 171.6 m ² |
| Garden surface | ~ 208 m ² |
| Terrace surface | ~ 18.7 m ² |

CARACTERISTICS

| | |
|---------------------|-----|
| Number of rooms | 3.5 |
| Number of bedrooms | 2 |
| Number of bathrooms | 2 |
| Number of toilets | 2 |
| Number of levels | 3 |
| Number of terraces | 1 |

DISTANCES

| | |
|-------------------|--------|
| Station | 1200 m |
| Public transports | 200 m |
| Freeway | 4300 m |
| Primary school | 800 m |
| Stores | 1200 m |
| Post office | 1300 m |
| Bank | 800 m |
| Restaurants | 782 m |

DISTRIBUTION**Lower ground floor**

- Large open-plan living room of 45 m²
- Luminous living room equipped with large picture windows with direct access to the terrace
- Large dining room
- Open-plan kitchen
- Saver room equipped with connection for washing machines
- Bathroom
- Duct under staircaseTerrace with breathtaking views of the plain and surrounding mountains
- Private garden

Garden floor

- Entrance hall

- Cellar
- 2 outdoor parking spaces

Upper ground floor

- Room/closet
- Bedroom
- Parent suite with private shower room
- Separate toilet



LOCATION

Choëx is a charming village on the upper slopes of the Monthey commune, benefiting from a quiet location, a magnificent view over the Rhône plain and favorable sunshine.

With excellent public transport links, Choëx is just a few minutes by vehicle from the town of Monthey and its infrastructure. With quality restaurants, this peaceful location offers numerous opportunities for nature walks.

Monthey is a town of 18,000 inhabitants with all the amenities for education, health, sport and leisure, as well as numerous shops and restaurants.

This agglomeration benefits from 2 direct freeway access points, as well as public transport links to other towns in the region and to the Sion-Lausanne-Geneva axis.

CONSTRUCTION

- 2 outdoor parking spaces at CHF 10'000.- per space (extra)
- Finishments at the tenant's discretion
- Possibility of fitting out surfaces
- Connection for washing machines
- Small PPE of only 2 apartments
- Green space in PPE planted with chestnut trees
- Cellar/technical room

INFORMATION

Heating installation
Domestic water heating system
Heating system

Floor
Heat pump
Heat pump

NEIGHBOURHOOD

- Village
- Villa area
- Green
- Mountains
- Residential area
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Hiking trails

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Exclusive use of garden
- Garden
- Quiet
- Parking

INSIDE CONVENIENCES

- Open kitchen
- Cellar

EQUIPMENT

- Fitted kitchen
- Induction cooker
- Oven
- Fridge
- Freezer
- Dishwasher
- Connections for washing tower
- Bath
- Shower

ORIENTATION

- East

EXPOSURE

- Good
- Morning

VIEW

- Nice view
- Clear
- Mountains

STYLE

- Modern

FINANCIAL DATA

| | |
|-------------------------|------------------------|
| Price | CHF 980'500.- |
| Price park.ext @ | CHF 20'000.- |
| Total price | CHF 1'000'500.- |
| Availability | To be discussed |

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JARDIN DE
CHATAIGNIERS
LISTE DES PRIX

| Lot | Type | Coté | Surfaces | | | Surface Pondérée | Statut | Prix |
|--|------|-------|----------|----------|--------|------------------|--------------|-------------|
| | | | Logement | Terrasse | Jardin | | | |
| TO-101 | 4.5 | Ouest | 150.51 | 19.40 | 132.76 | 170.24 | En vente | 995,500 CHF |
| TE-101 | 3.5 | Est | 144.51 | 18.70 | 208 | 171.55 | En vente | 980,500 CHF |
| 4 Places de parc exterieures | | | | | | | | |
| 2 Places de parc extérieures par appartement | | | | | | | | |
| | | | | | | Obligatoire | 2 x 10'000.- | 20,000 CHF |