

CHARMEY (GRUYÈRE)



Duplex with breathtaking views of the Jagne Valley

CHF 960'000.-



4.5



3



~138 m²

n° ref. **044365**



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SITUATION AND DESCRIPTION

Located in the charming village of Cerniat, in the heart of the Gruyère district, this superb 4.5-room duplex offers a peaceful, bright and privileged living environment.

Nested in the attic of a 6-apartment building built in 2010, this apartment perfectly combines architectural charm, cachet and generous volumes.

With 138 sq.m. of net living space and a balcony of over 20 sq.m., its harmonious layout is designed to create a warm, authentic atmosphere. The living room benefits from an elegant mezzanine, bringing height, character and a beautiful sense of space.

The living spaces, bathed in natural light, create a true haven of comfort on a daily basis.

Ideal for a couple or a family looking for an elegant, well-cared-for place to live, this duplex stands out for its personality, its rarity and its privileged location, where calm, nature and quality of life come together perfectly.

In addition to the sale price, two garage-boxes as well as an outdoor parking space are available for a total amount of CHF 85'000.-.

SURFACES

Living area	~ 138 m ²
Balcony Surface	~ 20.8 m ²

CARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Number of toilets	2
Number of balcony	1
Location floor	Under the roof
Costs	CHF 450.-/month
Communal tax	89.8 %

DISTANCES

Public transports	112 m
Primary school	1780 m
Stores	1455 m
Restaurants	1368 m



MUNICIPALITY

The village of Cerniat, whose political commune is Val-de-Charmey, is known for its tranquility and authenticity, offering an excellent compromise between nature and proximity to amenities.

CONSTRUCTION

This building, built in 2010 by a well-known company in the Jigne region, combines authentic craftsmanship and contemporary precision.

Heat production is carried out by a central chip boiler.

INFORMATION

Number of floors above ground	4
Year of construction	2010
Number of flats	6
Basements	1

NEIGHBOURHOOD

- Village
- Green
- Mountains
- Lake
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Child-friendly
- Public swimming pool
- Tennis centre
- Ski piste
- Ski lift
- Hiking trails
- Ice rink
- Museum
- Water park
- Medical home
- Doctor
- Thermal center

OUTSIDE CONVENIENCES

- Balcony/ies
- Quiet
- Garage

- Visitor parking space(s)

INSIDE CONVENIENCES

- Lift/elevator
- Box
- Open kitchen
- Dressing
- Cellar
- Bicycle storage
- Built-in closet
- Mosquito screen
- Fireplace
- Double glazing
- Bright/sunny
- With front and rear view
- Penthouse
- Mezzanine
- Exposed beams
- With character

EQUIPMENT

- Fitted kitchen
- Ceramic glass cooktop
- Oven
- Warming drawer
- Freezer
- Dishwasher
- American Fridge
- Washing machine
- Dryer
- Connections for washing tower
- Shower
- Bath
- Optic fiber
- Electric blind

FINANCIAL DATA

Price

CHF 960'000.-

Availability

To be discussed

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- Interphone

FLOOR

- Tiles
- Parquet floor

CONDITION

- As new

ORIENTATION

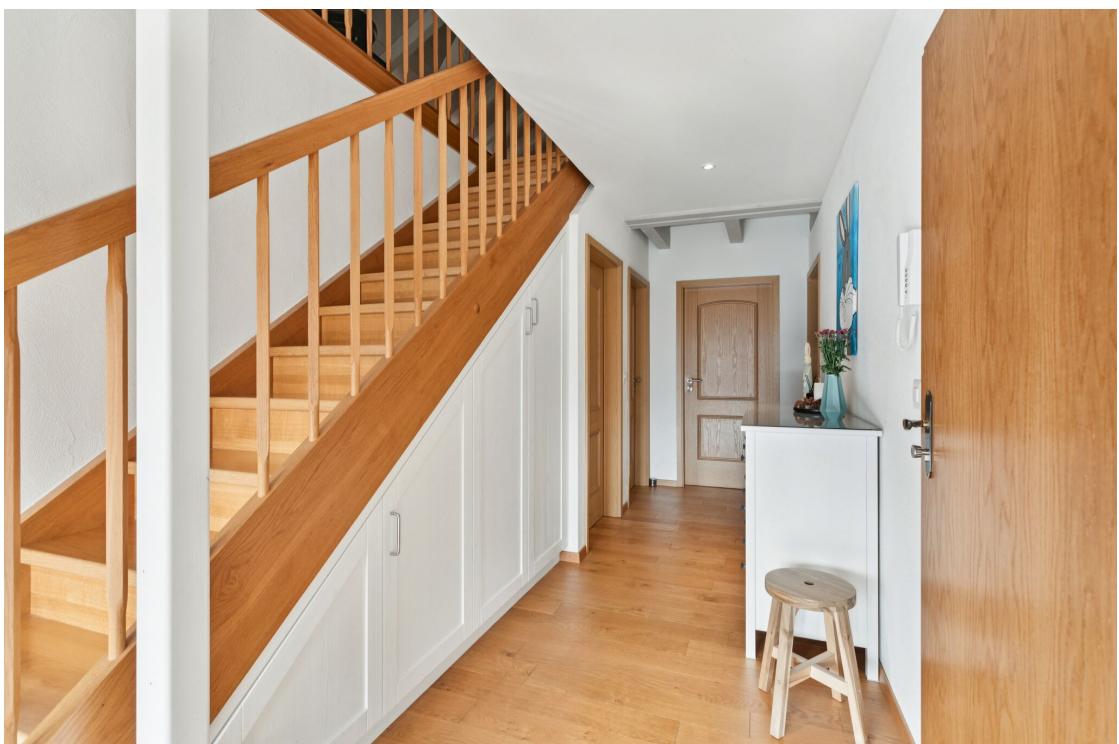
- South
- East

EXPOSURE

- Optimal
- All day
- Morning

VIEW

- Nice view
- Valley view
- Unobstructed
- Panoramic
- With an open outlook
- Mountains
- Alps



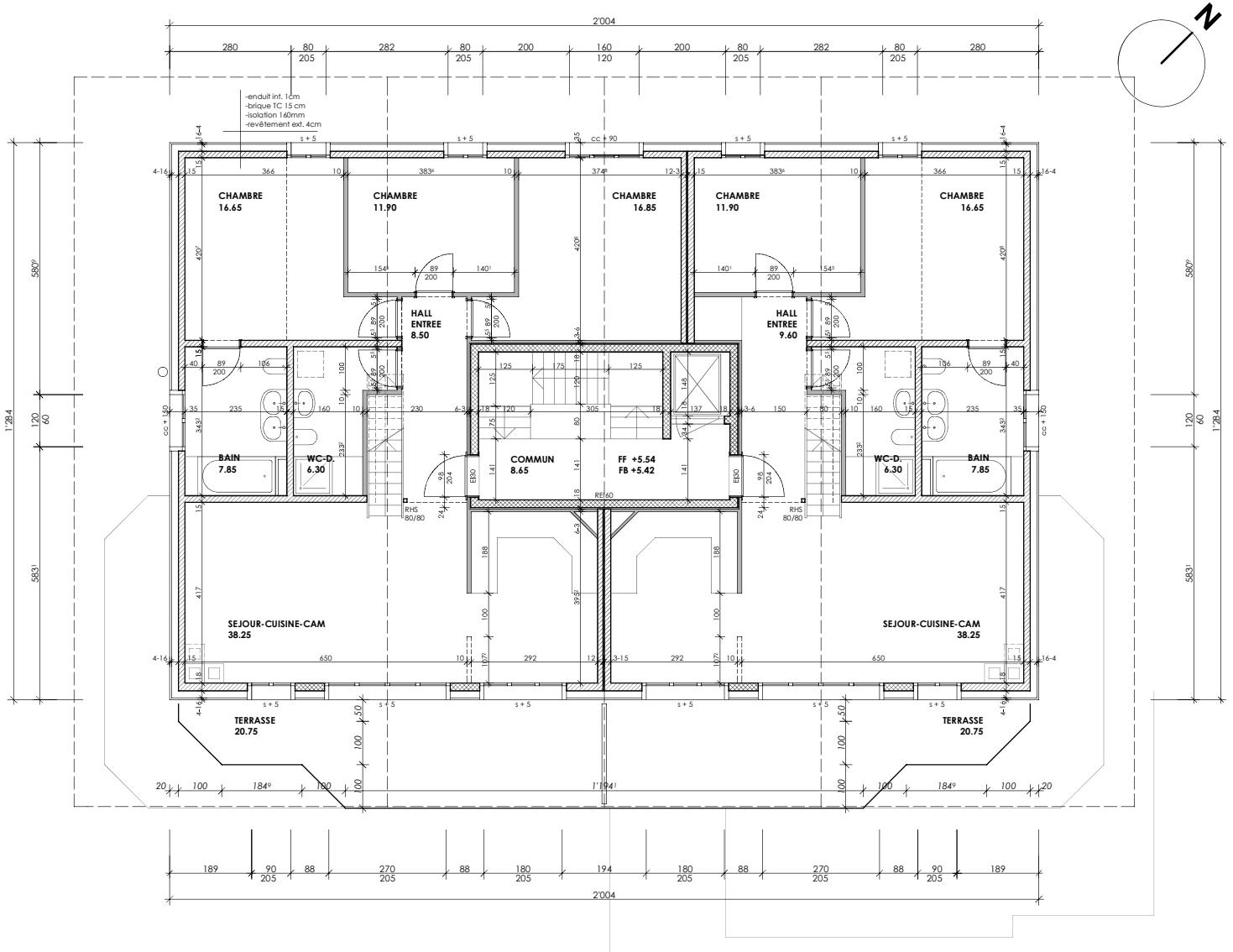




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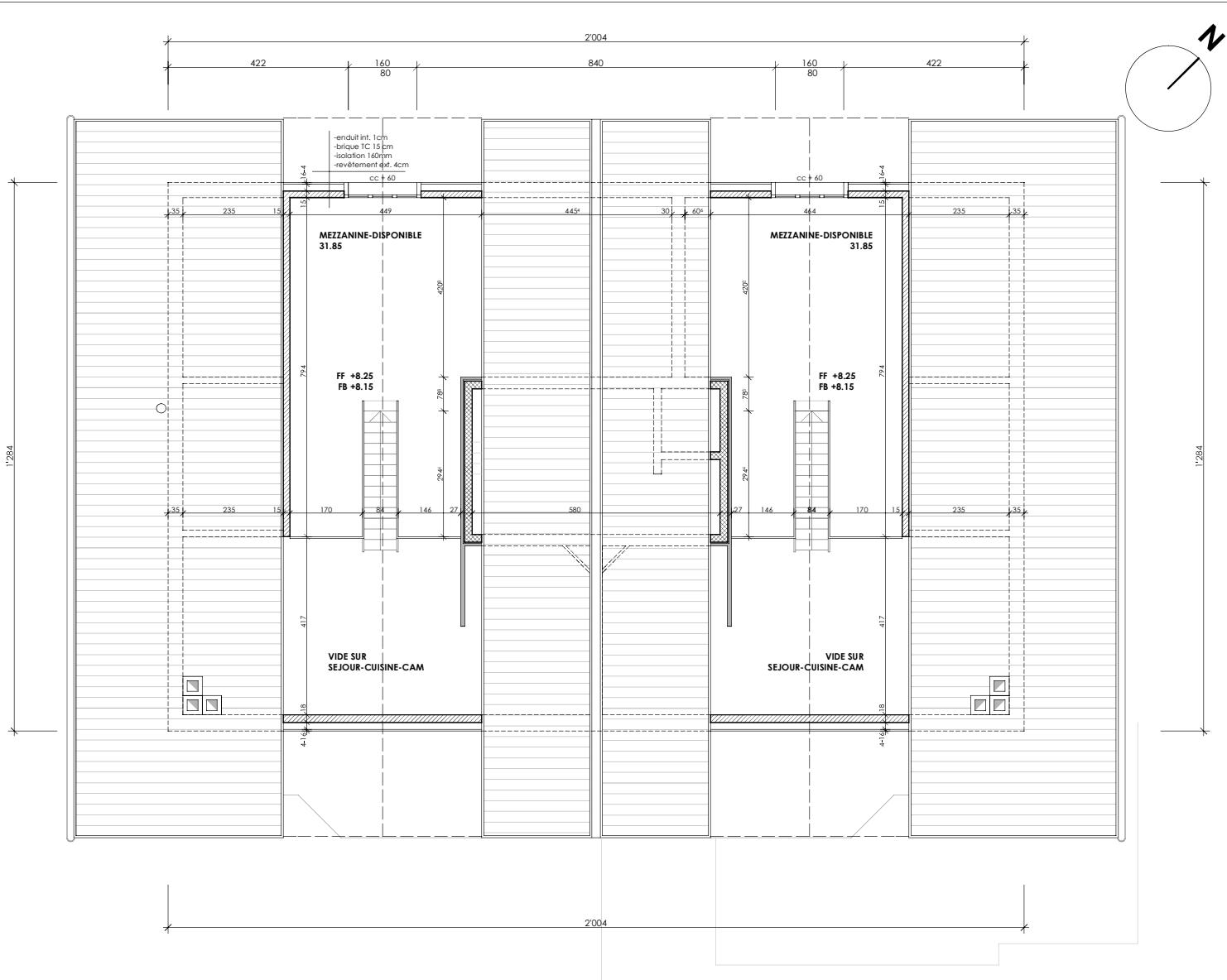
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COTES DES PORTES INTÉRIEURES = VIDE BRUTE

IMMEUBLE_A		CERNIAT	
COMBLES		6-A / 0709	
HE	17.08.2009	63.0 / 59.4	1 : 50



COTES DES FENETRES = VIDE FINI
COTES DES PORTES INTERIEURES = VIDE BRUTE

IMMEUBLE_A			CERNIAT
MEZZANINE - DISPONIBLE			7-A / 0709
HE	17.08.2009	63.0 / 59.4	1 : 50