### CHÂTEAU-D'OEX



For sale: Duplex/two-level

### CHF 1'150'000.-

Price of parking place(s) in addition







~130.8 m<sup>2</sup> n° ref. **037330** 



Switzerland | Sotheby's International Realty Boulevard de Pérolles 16, 1700 Fribourg

**Jordanne Michel** +41 76 572 79 61 jordanne.michel@swsir.ch



#### SITUATION AND DESCRIPTION

Magnificent duplex apartment in Château-d'Œx! Located in a charming green village surrounded by mountains, this spacious 3.5-room apartment offers over 130 m² of living space. Built in 1988 and maintained in excellent condition, you'll immediately appreciate the warmth and comfort of this residence.

Over two levels, this apartment features two well-appointed bedrooms and a balcony of over  $17 \text{ m}^2$  ideally facing south to take full advantage of the fresh air and natural panoramas. Perfect for families, it's also close to elementary school and many local amenities such as stores, restaurants, pharmacy and post office.

Ideally located on the 2nd floor of a standard building, you'll also be within walking distance of the train station, making it easy to get around. Don't miss this unique opportunity to live in a peaceful, welcoming environment in the heart of Switzerland.

#### **SURFACES**

| Living area      | ~ 130.8 m² |
|------------------|------------|
| Weighted Surface | ~ 146 m²   |
| Balcony Surface  | ~ 17.4 m²  |
| Cellar surface   | ~ 12.8 m²  |

#### **CARACTERISTICS**

| Number of rooms     | 3.5       |
|---------------------|-----------|
| Number of bedrooms  | 2         |
| Number of bathrooms | 2         |
| Number of toilets   | 2         |
| Number of balcony   | 1         |
| Location floor      | 2nd floor |
| Communal tax        | 0.82 %    |
|                     |           |

#### **DISTANCES**

| Public transports | 568 m  |
|-------------------|--------|
| Primary school    | 1811 m |
| Stores            | 1089 m |
| Restaurants       | 555 m  |

#### **DISTRIBUTION**

#### 2nd floor

- Spacious living room with fireplace and a large balcony
- Separate kitchen
- -1 master suite with bathroom and shower/WC and dressing room

#### Under the roof

- -1 bedroom with shower room/WC
- -1 mezzanine area with exposed beams

#### **INFORMATION**

Year of construction 1988
Basements 1
Heating installation Floor
Domestic water heating system Fuel oil
Heating system Fuel oil

#### **NEIGHBOURHOOD**

- Village
- Green
- Mountains
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Child-friendly
- Primary school
- Sports centre
- Public swimming pool
- Near a golf course
- Ski piste
- Ski resort
- Hiking trails
- Theatre
- Hospital / Clinic
- Doctor

#### **OUTSIDE CONVENIENCES**

- Balcony/ies
- Visitor parking space(s)

#### **INSIDE CONVENIENCES**

- Lift/elevator
- Underground car park
- Eat-in-kitchen
- Dressing
- Bicycle storage
- Ski storage
- Fireplace
- Bright/sunny
- Penthouse
- Mezzanine
- With character

#### **EQUIPMENT**

- Fitted kitchen
- Laundry
- Shower
- Bath

#### **FLOOR**

- Tiles
- Carpet

#### CONDITION

• To be refurbished

#### **ORIENTATION**

South

#### **EXPOSURE**

- Optimal
- All day

#### **FINANCIAL DATA**

Price Availability CHF 1'150'000.-

To be discussed

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#### **VIEW**

- Nice view
- Unobstructed
- Panoramic
- Mountains
- Alps

#### **STYLE**

• Rustic









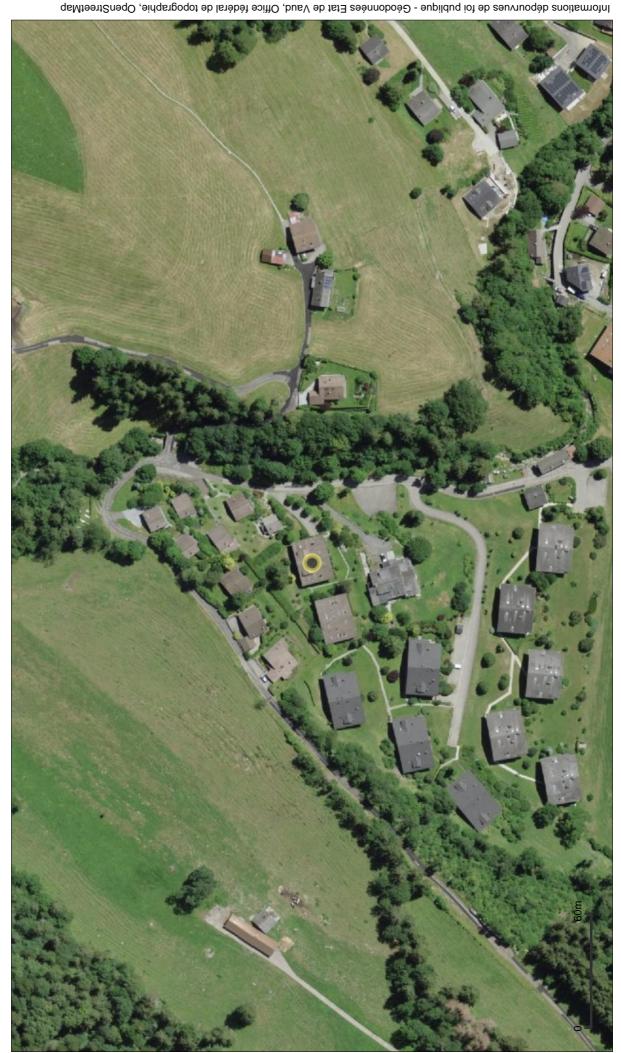












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