

CHÂTEAU-D'OEX



For sale: Duplex/two-level

CHF 1'150'000.-

Price of parking place(s) in addition



3.5



2



~130.8 m²

n° ref. **037330**



Switzerland | Sotheby's International Realty
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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 m² 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 m ²
Weighted Surface	~ 146 m ²
Balcony Surface	~ 17.4 m ²
Cellar surface	~ 12.8 m ²

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**

CHF 1'150'000.-

Availability

To be discussed

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VIEW

- Nice view
- Unobstructed
- Panoramic
- Mountains
- Alps

STYLE

- Rustic











