

SAXON



Superb new luxury duplex

CHF 652'000.-

Price of parking place(s) in addition



3.5

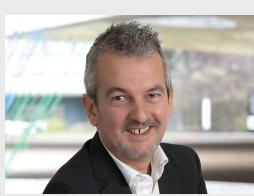


2



~102 m²

n° ref. **038998_L1**



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SITUATION AND DESCRIPTION

Located at the foot of the Pierre-Avoir, just 10 minutes from Saxon, this 3.5-room apartment is part of a high-quality residential complex comprising 5 units. You'll be seduced by its exceptional location, which offers panoramic views of the Rhône valley, while enjoying the peace and quiet and proximity to nature.

- **Net living area:** 102.3 m²
- **Area weighted:** 155 m² - finished to a high standard
- **Private balconies and terraces :** Enjoy outdoor space to relax and admire the scenery.
- **Quality construction :** Work is nearing completion.
- **Comfort and modernity :** The apartment offers a pleasant living environment, combining comfort and tranquility.

Building assets:

- **Common areas :** A shared carnotzet, ideal for

convivial moments, with an optional private wine cellar.

- **Secured garage :** Enclosed box with direct access to the building.
- **Bike/ski room :** Optional ski locker.
- **Family amenities :** A school bus service is organized by the commune.
- **Visitors :** 2 uncovered parking spaces are available for guests.

Don't miss this unique opportunity to acquire a home in an idyllic setting. Whether you're looking for a turnkey apartment or a project with work remaining, this development offers flexibility and quality of life. A full description of the construction and the status of the work carried out are available on request.

SURFACES

Living area	~ 102 m ²
Balcony Surface	~ 18 m ²
Terrace surface	~ 50.3 m ²
Cellar surface	~ 5.1 m ²
Surface ground floor	~ 130 m ²
Total surface	~ 155 m ²

CARACTERISTICS

Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	3
Number of levels	2
Number of balcony	1
Number of terraces	2
Location floor	Ground floor

INFORMATION

Year of construction	2024
Basement	1
Heating installation	Floor
Domestic water heating system	Heat pump
Heating system	Heat pump

- Controlled ventilation
- Outdoor lighting

FLOOR

- Tiles

CONDITION

- New
- Planned works
- In its current state

VIEW

- Nice view
- Clear
- Unobstructed
- With an open outlook
- Forest
- Mountains

STANDARD

- Minergie®

NEIGHBOURHOOD

- Green
- Mountains
- Hiking trails
- Bike trail

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Quiet
- Greenery
- Covered parking space(s)
- Garage

INSIDE CONVENIENCES

- Lift/elevator
- Wine cellar
- Carnotzet
- Bicycle storage
- With character

EQUIPMENT

- Photovoltaic panels

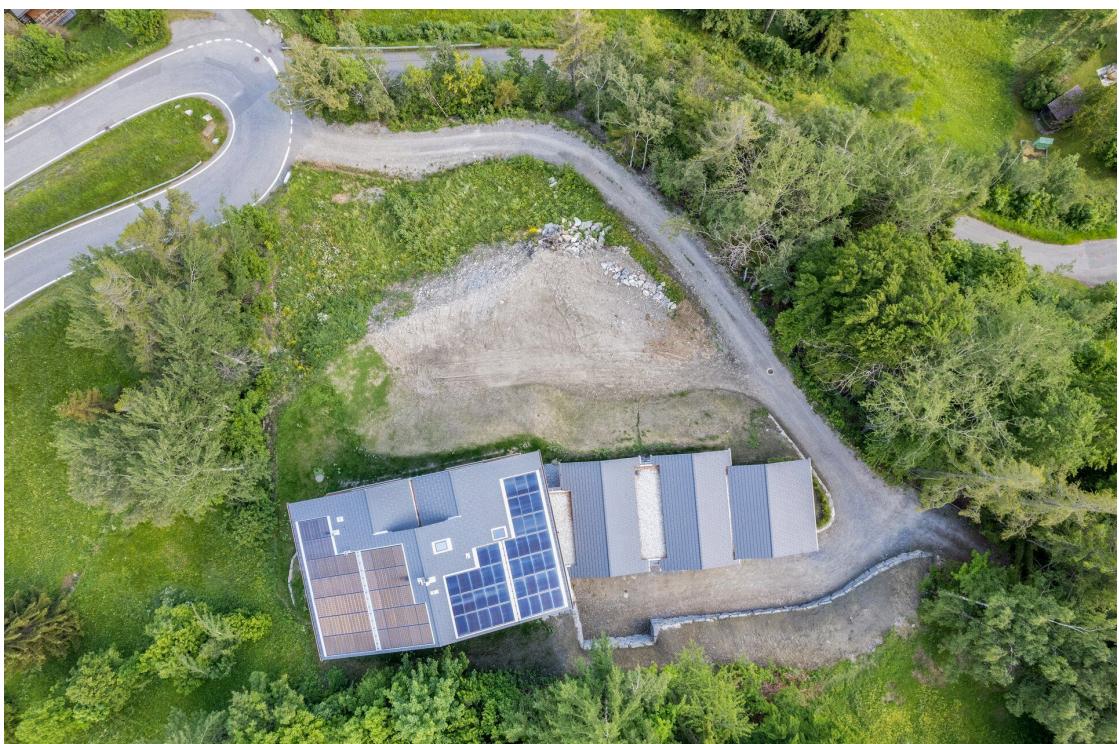
FINANCIAL DATA

Price	CHF 652'000.-
Price park. int. ①	CHF 35'000.-
Price park.ext ①	CHF 12'000.-
Total price	CHF 699'000.-
Availability	To be discussed

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Estate entrance



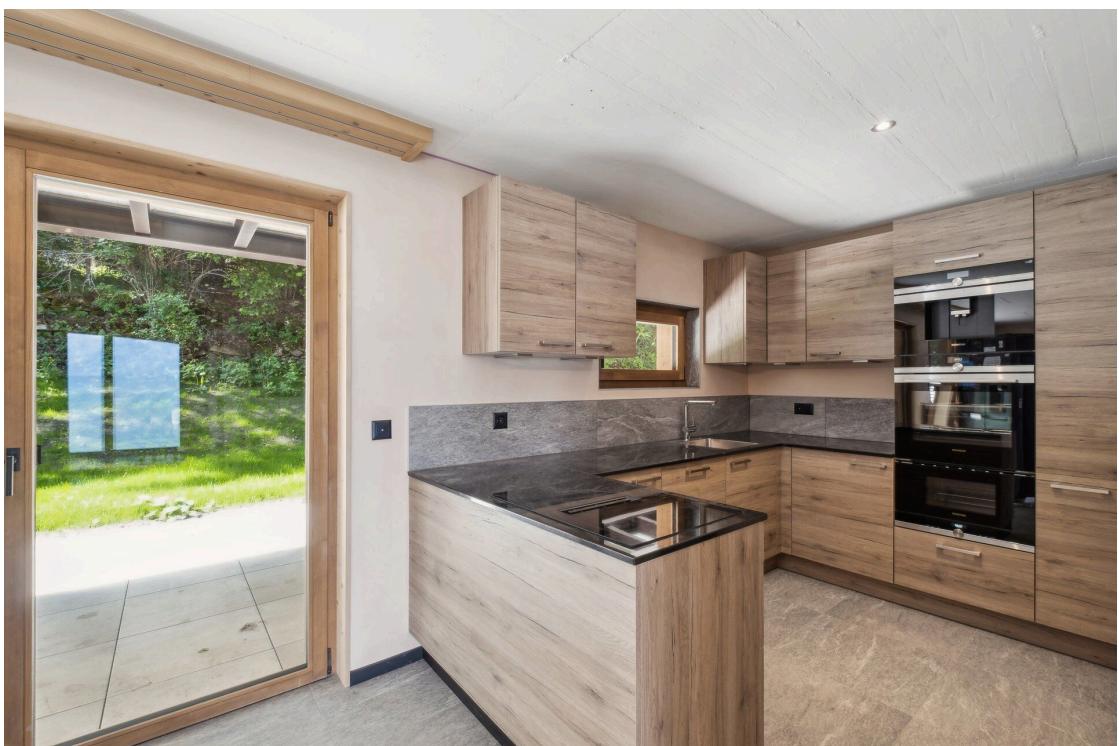
Plot and access road



Main entrance - common areas



Apartment L1 finished to a high standard



Kitchen app. L1 finished to a high standard



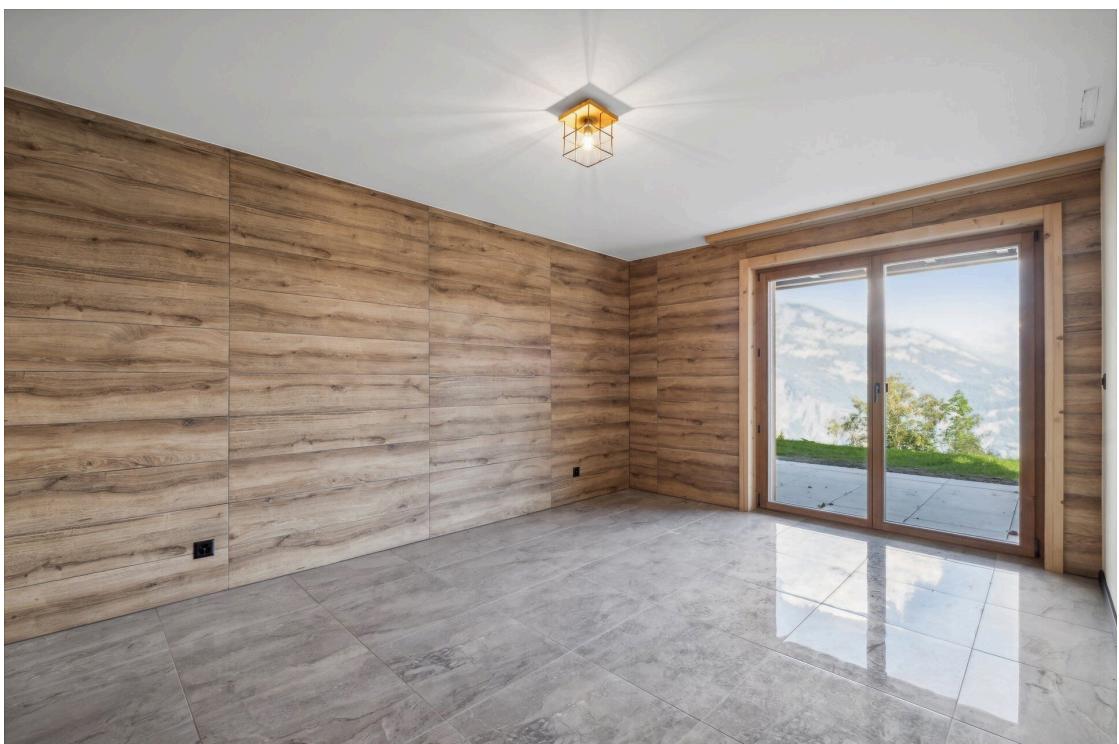
Living room app. L1 finished in standing



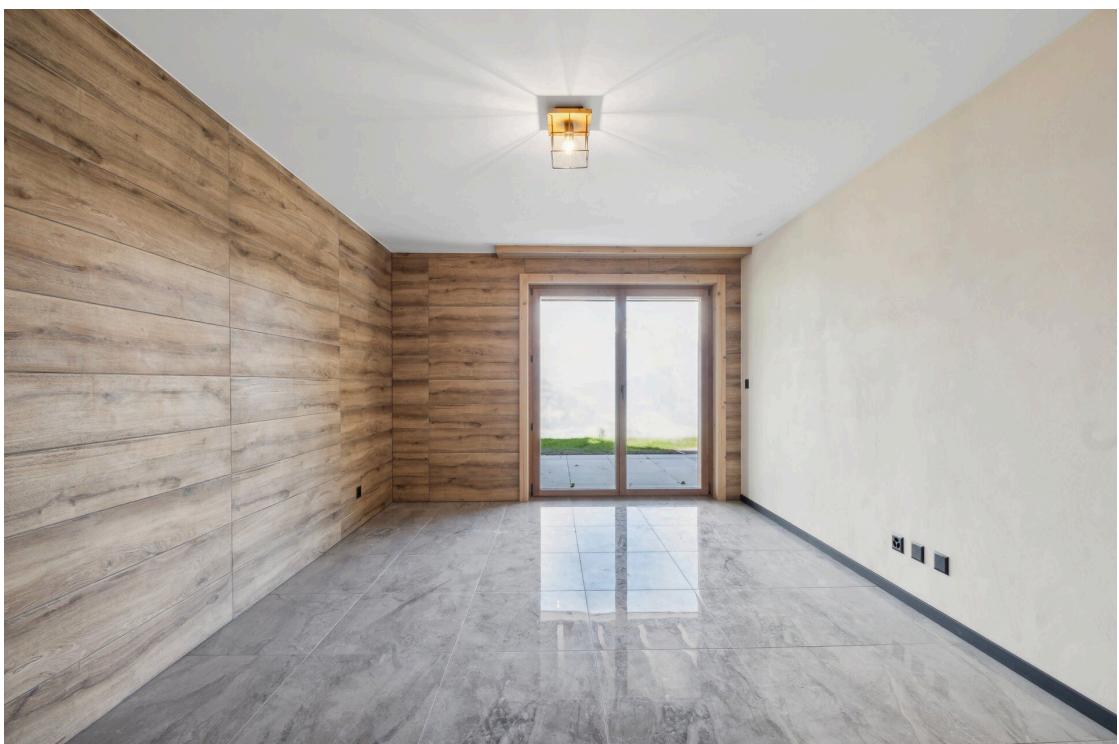
Living room app. L1 finished in standing



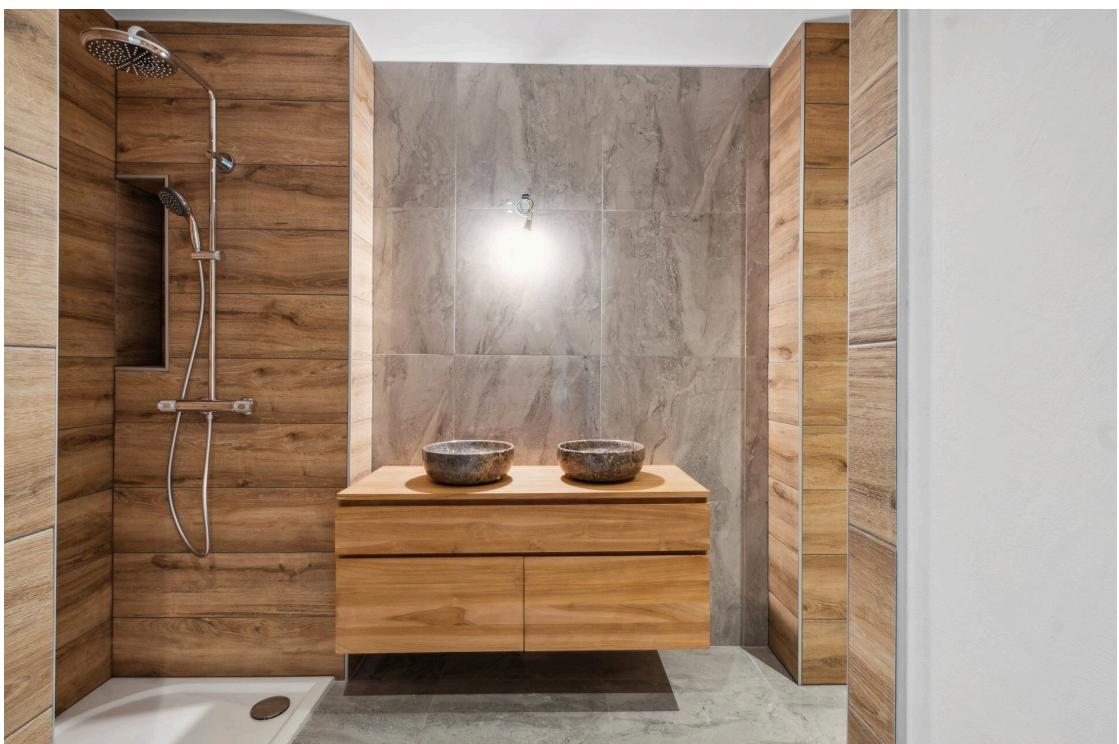
Living room app. L1 finished in standing



Master suite app. L1



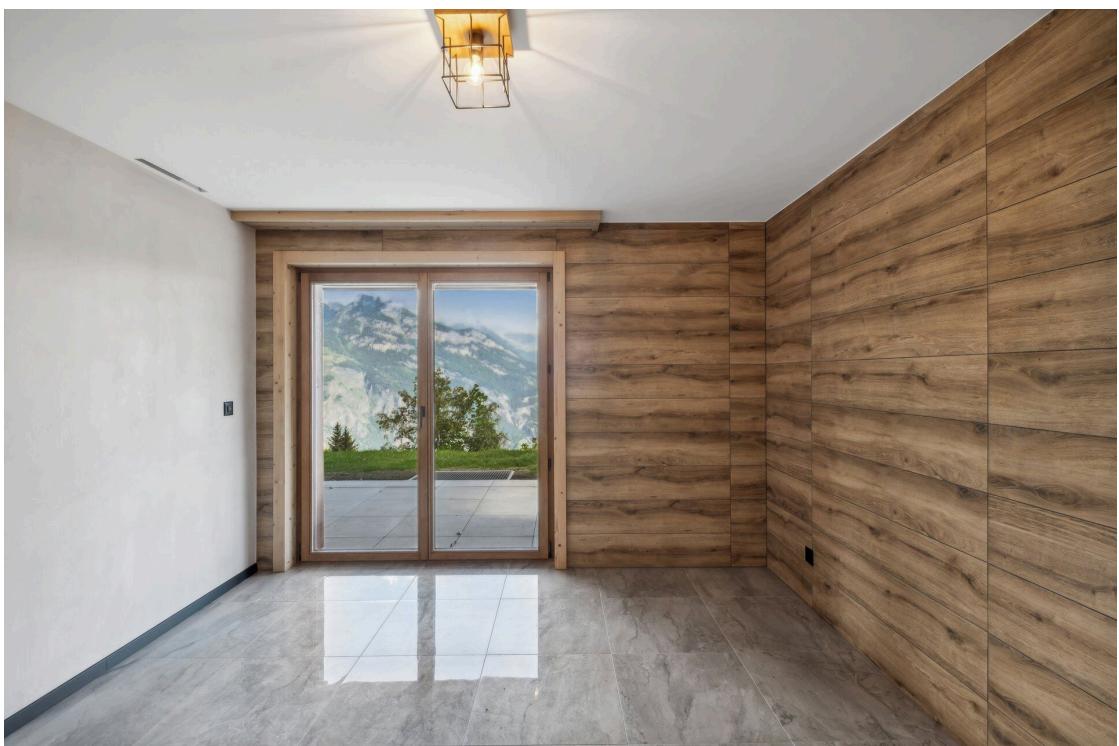
Bedroom app. L1



Master suite app. L1



2nd master suite app. L1



2nd master suite app. L1



2nd master suite app. L1



Terrace bedroom app. L1



Plain view



Building