

# STE-CROIX



A green, peaceful setting with unobstructed views

**CHF 415'000.-**

Price of parking place(s) in addition



3.5

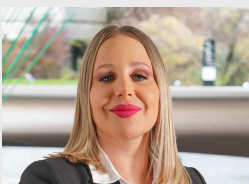


2



75 m<sup>2</sup>

n° ref. **044457**



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## SITUATION AND DESCRIPTION

Located in a magnificent chalet-style building within a condominium complex, this charming 2.5-room duplex enjoys an exceptional natural setting and stunning views. It is only a few minutes from the center of Sainte-Croix village and all amenities, while offering a quiet, green environment.

With a living area of around 67 m<sup>2</sup>, the apartment has been partially renovated. It comprises, on the first floor, a guest WC, a brand-new open kitchen opening onto a pleasant living room with fireplace, ideal for cosy moments. The floor on the first level has been completely redone.

On the first floor, two spacious bedrooms, a bathroom and a guest WC offer optimal comfort.

A south-facing balcony completes this property and allows you to take full advantage of a breathtaking unobstructed view, in a peaceful atmosphere, with a real vacation spirit.

**SURFACES**

Living area	75 m <sup>2</sup>
Weighted Surface	75 m <sup>2</sup>
Balcony Surface	8 m <sup>2</sup>
Cellar surface	4 m <sup>2</sup>
Ceiling height	2.3 m

**CARACTERISTICS**

Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	1
Number of toilets	2
Number of balcony	1
Location floor	2nd floor
Service costs	CHF 1'075.-/quarter
Costs	CHF 1'095.-/quarter

**DISTANCES**

Public transports	233 m
Primary school	1850 m
Stores	1895 m
Restaurants	174 m

**DISTRIBUTION****2nd floor**

Visitors' WC, fitted kitchen opening onto living room with access to balcony

**3rd floor**

Visitors' WC, one bathroom, two bedrooms

**INFORMATION**

Number of floors above ground	4
Year of construction	1982
Number of flats	21
Basements	1
Year of restoration	2020
Heating installation	Radiator
Domestic water heating system	Gas
Heating system	Gas

**PROXIMITY**

- Green
- Mountains
- Fog-free
- Shops/Stores
- Bank
- Restaurant(s)
- Railway station
- Bus station
- Secondary school
- Public swimming pool
- Ski resort
- Hospital / Clinic
- Near customs

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Quiet
- Greenery
- Visitor parking space(s)

**INSIDE CONVENIENCES**

- Without elevator
- Visitor parking space(s)
- Open kitchen
- Separated lavatory
- Cellar
- Unfurnished
- Fireplace
- Double glazing
- Bright/sunny
- With character

**EQUIPMENT**

- Fitted kitchen
- Ceramic glass cooktop
- Oven
- Microwave
- Warming drawer
- Fridge
- Freezer
- Dishwasher
- Connections for washing tower
- Bath
- Outdoor lighting

**FLOOR**

- Tiles
- Parquet floor

**CONDITION**

- Good

**FINANCIAL DATA**

Price	CHF 415'000.-
Price park.ext ①	CHF 15'000.-
Total price	<b>CHF 430'000.-</b>
Availability	To be discussed

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## **ORIENTATION**

- South

## **EXPOSURE**

- Optimal
- Favourable
- All day

## **VIEW**

- Unobstructed
- Forest
- Mountains

## **STYLE**

- Classic











