

STE-CROIX



A green, peaceful setting with unobstructed
views

CHF 415'000.-

Price of parking place(s) in addition



3.5



2



75 m²

n° ref. **044457**

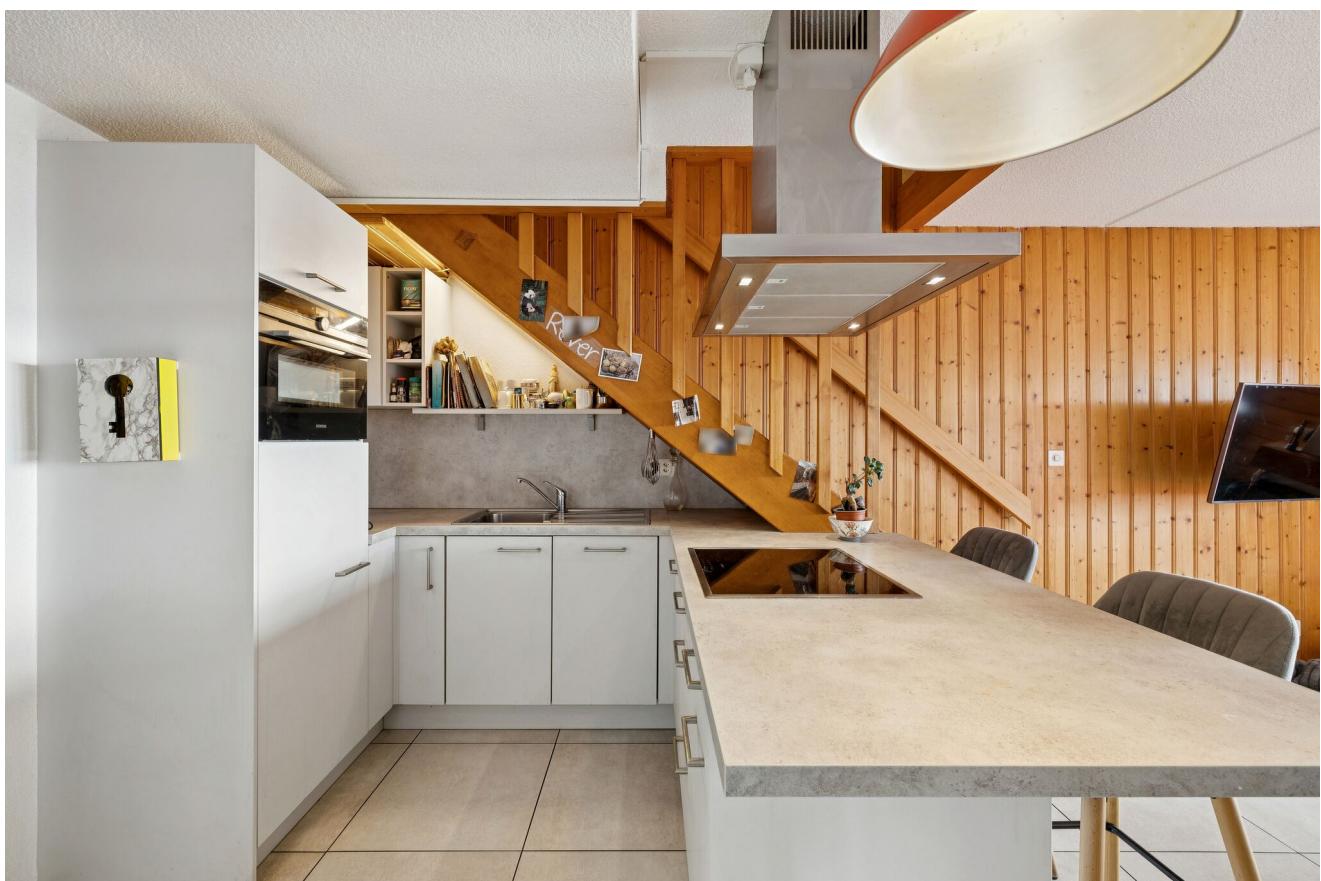


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SITUATION AND DESCRIPTION

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 m², 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 ²
Weighted Surface	75 m ²
Balcony Surface	8 m ²
Cellar surface	4 m ²
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	CHF 430'000.-
Availability	To be discussed

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ORIENTATION

- South

EXPOSURE

- Optimal
- Favourable
- All day

VIEW

- Unobstructed
- Forest
- Mountains

STYLE

- Classic



