

# ROMONT FR



For sale: Rental house

**CHF 2'150'000.-**

Price of parking place(s) in addition



12.5



7



~400 m<sup>2</sup>

n° ref. **045142**



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Switzerland

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## SITUATION AND DESCRIPTION

This 1911 building, located at the foot of the medieval château and Tour à Boyer, was completely transformed and refurbished between 2015 and 2019. It comprises 3 apartments:

- 2 2-room apartments on the ground floor (currently rented and representing a very attractive return)
- 1 very beautiful 7.5-room triplex apartment combining modern materials and old-world charm

This vast apartment is composed as follows:

**On the 1st floor:** Entrance hall with built-in cupboards, kitchen opening onto a large living-dining area embellished with a fireplace, bathroom and study.

**On the 2nd floor:** master suite with study area and dressing room, shower room, bedroom, play/relaxation area benefiting from ample volume and exposed beams

**In the attic:** 2 cosy bedrooms and a shower room

Various storage rooms complete this home. Outside, you'll find a comfortable terrace to enjoy the sun, a nicely embellished garden area and 2 storerooms/workshops.

You'll also benefit from a large garage and 6 parking spaces in front of the house.

Would you like to enjoy a comfortable and spacious living space while benefiting from a return linked to the rental of the 2 other units?

Do not hesitate any longer and contact me without delay for a visit

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Switzerland

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## SURFACES

Living area	~ 400 m <sup>2</sup>
Surface of parcel	~ 714 m <sup>2</sup>
Volume	~ 2303 cbm

## CHARACTERISTICS

Number of rooms	12.5
Number of bedrooms	7
Number of bathrooms	5
Number of toilets	5
Year of construction	1911
Year of restoration	2019
Heating system	Gas
Heating installation	Radiator, Floor
Second home	Non authorized
Inside parking place/s	1 included
Outside parking place/s	6 included
Total nb. of parkings	7 included
Parking places	Yes, obligatory

## DISTANCES

Public transports	196 m
Primary school	216 m
Stores	329 m
Restaurants	72 m

**NEIGHBOURHOOD**

- City centre
- Village
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- Sports centre
- Tennis centre
- Ice rink
- Museum
- Theatre
- Concert hall
- Religious monuments
- Doctor

**OUTSIDE CONVENIENCES**

- Terrace/s
- Garden
- Storeroom
- Parking
- Garage

**INSIDE CONVENIENCES**

- Open kitchen
- Dressing
- Cellar
- Storeroom
- Workshop
- Unfurnished
- Fireplace
- Triple glazing
- Bright/sunny
- Exposed beams
- Traditional solid construction

**EQUIPMENT**

- Furnished kitchen
- Fitted kitchen
- Kitchen island
- Cooker/stove
- Induction cooker
- Oven
- Fridge
- Freezer
- Dishwasher
- Bath
- Shower

**FLOOR**

- Tiles
- Parquet floor

**CONDITION**

- As new

**FINANCIAL DATA****Price****CHF 2'150'000.-****Availability**

To be discussed

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## **EXPOSURE**

- Good
- All day

## **VIEW**

- Nice view
- Far view































