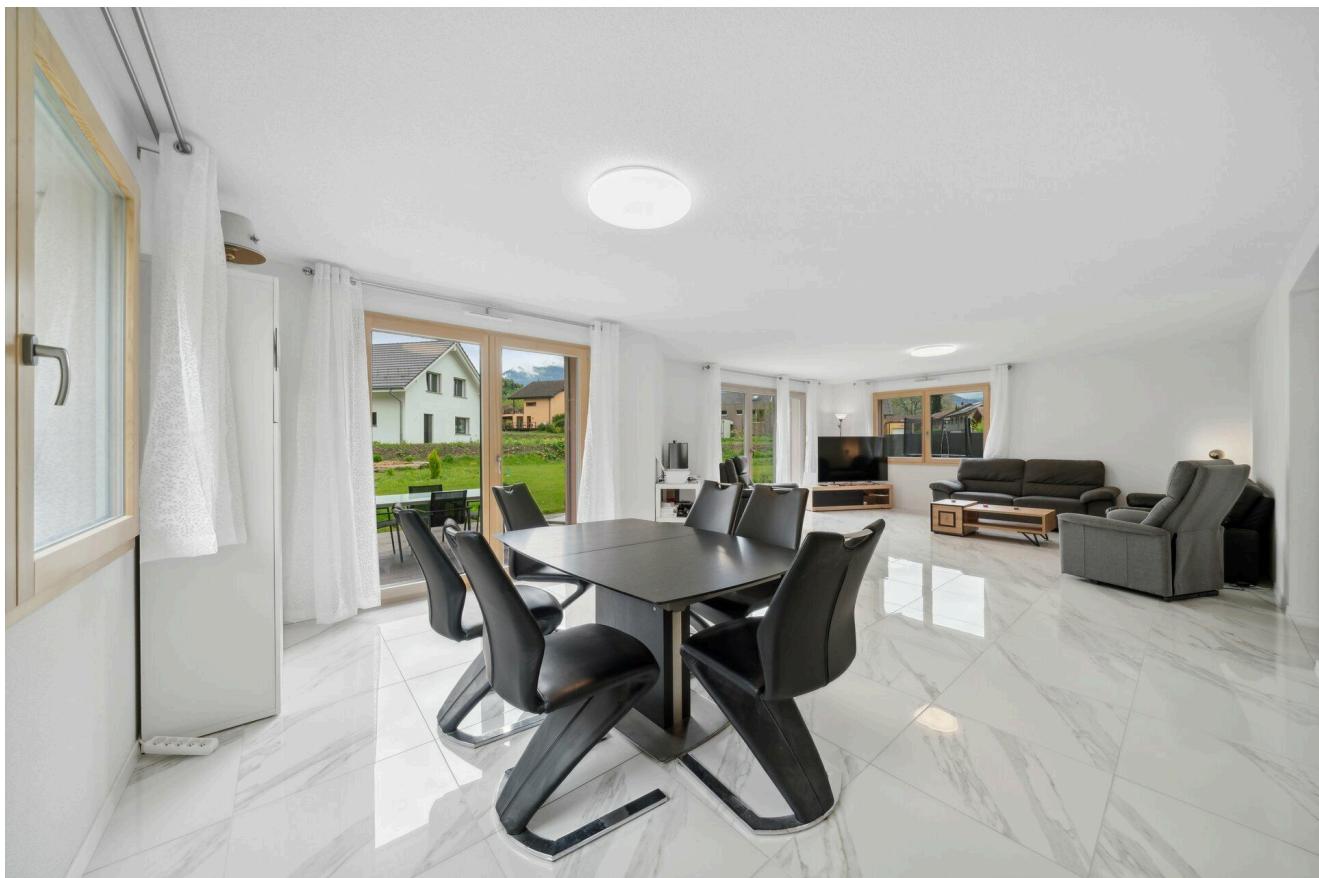


BEX



"Villa Rosa", a magnificent semi-detached villa
with garages

CHF 1'249'000.-



5.5



4



~185 m²

n° ref.

5796332_038661



Switzerland | Sotheby's International Realty
Rue du Théâtre 7 bis, 1820 Montreux

Charlie Gardien

+41 79 854 95 32

charlie.gardien@swsir.ch

www.switzerland-sothebysrealty.ch



SITUATION AND DESCRIPTION

This superb terraced house benefits from a pleasant location, in a residential area. This property offers a very good level of comfort.

With its 185 m² of living space spread over 5.5 rooms and 4 bedrooms, this house will comfortably accommodate your family. What's more, its 3 parking spaces offer you great practicality on a daily basis.

Equipped with a pleasant layout, this property ensures optimum comfort thanks to bright south-facing rooms, offering optimal sunshine.

Built in 2023, this home benefits from all modern comforts.

Discover the refined pleasure of modern living in this quiet, welcoming neighborhood.

SURFACES

Living area	~ 185 m ²
Surface of parcel	~ 1187 m ²
Volume	~ 892 cbm

CARACTERISTICS

Number of floors above ground	2
Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	2
Number of toilets	2
Year of construction	2023
Second home	Non authorized
Basements	1
Parking places	Yes, obligatory

ANNEXES

A garage

DISTANCES

Public transports	232 m
Primary school	5180 m
Stores	602 m
Restaurants	349 m

DISTRIBUTION

Ground floor

- Entrance hall
- Living and dining room with outside access
- Fully equipped kitchen with outside access
- Shower room with guest WC

1st floor

- 4 large bedrooms
- A large bathroom with WC and shower

Basements

- Technical room
- Cellar
- Large convertible space



LOCATION

The town of Bex is located in the far east of the canton of Vaud in the Chablais vaudois region, on the plains. Monthey town center, the Lavey thermal baths and Martigny are less than 10 minutes away by car.

CONSTRUCTION

Built in 2023.

During the construction phase, the owner realized added value by meticulously selecting materials for their quality and durability.

NEIGHBOURHOOD

- Green
- Mountains
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Tram stop
- Primary school
- Secondary school

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Covered parking space(s)
- Garage
- Middle house

INSIDE CONVENIENCES

- Eat-in-kitchen
- Open kitchen
- Guests lavatory
- Cellar
- Wine cellar
- Garret
- Storeroom
- Workshop
- Unfurnished
- Mosquito screen
- Triple glazing

- Bright/sunny
- With front and rear view
- Natural light

EQUIPMENT

- Fitted kitchen
- Cooker/stove
- Ceramic glass cooktop
- Oven
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Shower
- Bath
- Cable/TV
- Optic fiber
- Ventilation
- Controlled ventilation
- Outdoor lighting

FLOOR

- Tiles
- Parquet floor

CONDITION

- New

ORIENTATION

- South

FINANCIAL DATA

Price

CHF 1'249'000.-

Availability

To be discussed

Judicial form

En nom propre

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Mountains
- Alps



