

CHOËX



Semi-detached house with spacious rooms
and magnificent views

CHF 850'000.-

Parking place(s) included



4.5

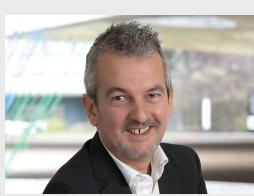


3



~150 m²

n° ref. **045503**

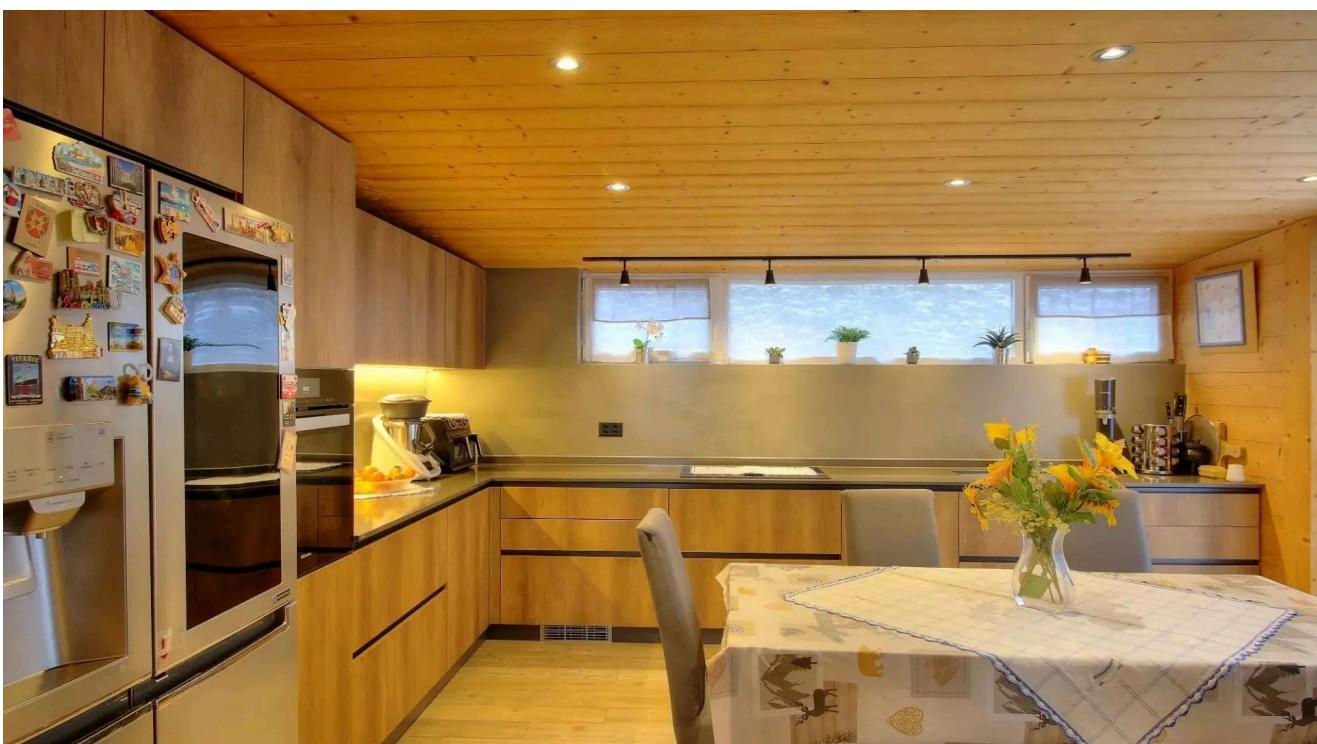


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SITUATION AND DESCRIPTION

Located in a residential area of Monthey, this bright and spacious house boasts many assets and will concede you a relaxing and green living environment. Monthey has a population of over 17,500 and is the 3rd largest city in the Valais.

Just a few minutes from Monthey's old town and its many amenities, including stores, schools, banks, post office, grocery stores, bakeries and restaurants, this house is ideally located.

Perfect for a family, this house boasts around 150 m² of living space and has been very well designed with plenty of storage space. It has 3 bedrooms.

This renovated house stands out from the others thanks to the choice of materials and finishes, ideal for a family wishing to settle in the peaceful village of Choëx.

The villa is in a very good state of maintenance thanks to the good care of its owners. Numerous renovations have been carried out, notably in 2021.

SURFACES

Living area	~ 150 m ²
Surface of parcel	~ 558 m ²
Terrace surface	~ 35 m ²

CARACTERISTICS

Number of rooms	4.5	1st floor
Number of bedrooms	3	Entrance hall
Number of bathrooms	2	Bedroom
Number of toilets	2	Living room
Year of construction	1985	Kitchen/dining room
Year of restoration	2021	Shower room/toilet
Heating system	Heat pump	Terrace
Domestic water heating system	Heat pump	Balcony
Heating installation	Floor	Garden
Service costs	CHF 240.-/month	Garden shed
Second home	Non authorized	
Inside parking place/s	2 included	
Outside parking place/s	1 included	
Total nb. of parkings	3 included	
Construction zone	zone d'habitation individuelle coteau B ③	
Parking places	Yes, obligatory	

DISTANCES

Public transports	70 m
Primary school	800 m
Stores	1000 m
Restaurants	600 m

DISTRIBUTION

Garden floor

2 Garages
Cellar
Laundry
Technical room
Outside parking



LOCATION

Located in Choëx, commune of Monthey, this semi-detached house is set in a peaceful village environment, surrounded by greenery and mountains. It enjoys an ideal location in the heart of a residential area, close to all amenities. Public transport is easily accessible with a bus stop nearby.

Children will find a perfect setting with schools, kindergartens, playgrounds and educational establishments within easy reach. Hiking trails and bike paths line the neighborhood, offering opportunities for nature-based recreation. The house has balconies, a terrace and a garden, ideal for enjoying the sun and fresh air.

A tool shed is also present, adding to the property's functionality. Despite moderate population density, the neighborhood remains quiet, with acceptable rail and road noise levels, particularly at night. Tranquility and quality of life are at the heart of this location.

REMARKS

Electric car horn
PVC window
Internet
Barbecue
Outdoor lighting

NEIGHBOURHOOD

- Village
- Villa area
- Green
- Mountains
- Residential area
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Hiking trails
- Bike trail

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Shed
- Garage

INSIDE CONVENIENCES

- Open kitchen

EQUIPMENT

- Fitted kitchen
- Furnished kitchen
- Ceramic glass cooktop
- Oven
- Fridge
- Freezer
- Dishwasher

- Shower

FLOOR

- Tiles
- Parquet floor

CONDITION

- Very good

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Valley view
- Garden
- Park
- Fields
- Forest
- Mountains

FINANCIAL DATA

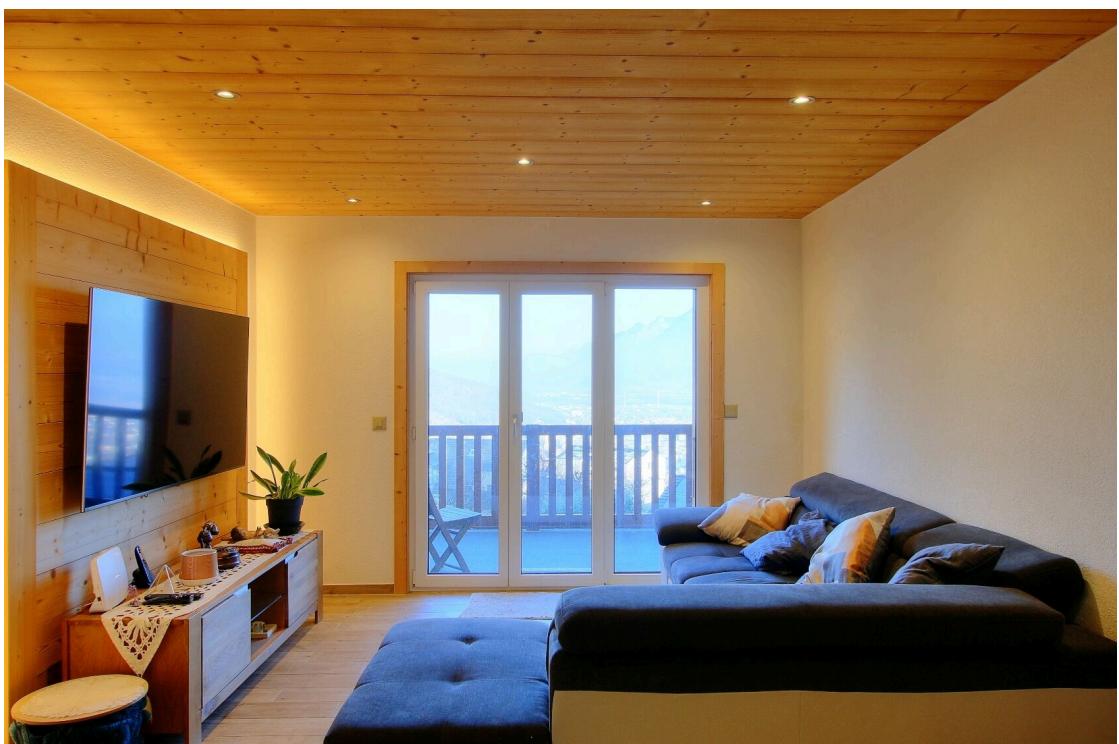
Price

CHF 850'000.-

Availability

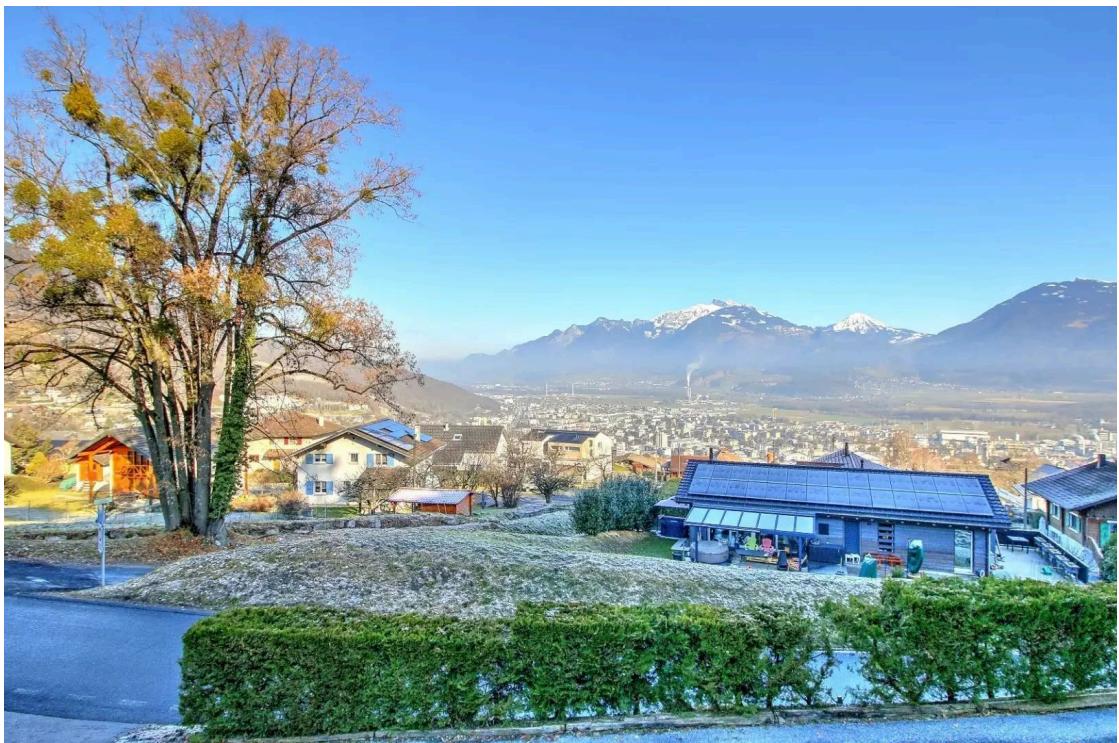
To be discussed

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