

# CHOËX



Semi-detached house with spacious rooms  
and magnificent views

**CHF 850'000.-**

Parking place(s) included



4.5



3



~150 m<sup>2</sup>

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 m<sup>2</sup> 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 <sup>2</sup>
Surface of parcel	~ 558 m <sup>2</sup>
Terrace surface	~ 35 m <sup>2</sup>

**CARACTERISTICS**

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Number of toilets	2
Year of construction	1985
Year of restoration	2021
Heating system	Heat pump
Domestic water heating system	Heat pump
Heating installation	Floor
Service costs	CHF 240.-/month
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

**1st floor**

Entrance hall  
Bedroom  
Living room  
Kitchen/dining room  
Shower room/toilet  
Terrace  
Balcony  
Garden  
Garden shed

**2nd floor**

Shower room/toilet  
2 Bedrooms  
Dressing room





## 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

# Switzerland

# Sotheby's

INTERNATIONAL REALTY

## 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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