

**File no 05**  
**For Sale**  
**Condominium**  
**PPE RACCA A**

**Apartment 4 1/2 rooms with  
furnished and not furnished**

**Fr. 500'000.00**

**Box : Fr. 50'000.00**

**For two cars**



## DESCRIPTION OF THE PROPERTY :

### ground-Floor :

- . 1 Technical room with oil tank
- . 1 Laundry room for use by all residents
- . 1 ski room for use by all residents
- . 1 Indoor swimming-pool and Sauna with 1 shower, 1 Wc
- . 1 Cellar Private

### 3er Floor :

- . 1 Entrance hall
- . 1 Large comfortable living-room with Fireplace
- . 1 Close kitchen
- . 1 Dining recess for 6 to 8 people
- . 2 Large bedrooms with cupboards
- . 1 Bedroom with cupboards
- . 1 bathroom with washbasin and Wc
- . 1 Shower with washbasin and WC

- Surface of the apartment : **94. m2**
- Surface of the balcony : **6.00 m2**

- Total Surface : 100.00 m2

- Total annual charges : **CHF 8'734.00**
- Total reserve fund : **CHF 3'924.00**
- Total Annual Garage : **CHF 1'234.00**

- . Total Annual Charges : CHF 13'892.00

## GENERAL INFORMATION

- . Year built : **1970**
- . General condition of the chalet : **good**
- . Condition of the inside of the apartment : **in condition**
- . Orientation : **South-East**
- . Environment : **Village**
- . local Tax : **0.76**
- . Availability for foreign buyer : **Yes**
- . Availability for Swiss buyer : **Immediately**

## CHALET LOCATION

Distance to :                      By car/on foot

- . Lifts Isenau :                      5 min. / 25 min.
- . Lifts Meilleret :                      5 min. / 25 min.
- . Glacier 3000 :                      7 min. / .....
- . Shops & restaurants :    5 min. / 25 min.

Distance to cities : by car

- . Aigle :                                      25 minutes
- . Gstaad :                                      25 minutes
- . Château-d'Oex :                      35 minutes
- . Montreux :                                  35 minutes
- . Vevey :                                      45 minutes
- . Lausanne :                                  55 minutes
- . Fribourg :                                  1.00 heure
- . Genève :                                    1.30 heures
- . Berne (Capitale) :                      2.00 heures
- . Zürich :                                      3.00 heures
- . Bâle :                                        3.5 heures



# Photos Living



# Photos Kitchen/Bedroom





# Photos Bedrooms



# Photos Views





# Photos Views





▪ Opening hours of the office :

- Monday 8h00 - 12h00 / 13h30 - 17h00
- Tuesday 8h00 - 12h00 / 13h30 - 17h00
- Wednesday 8h00 - 12h00 / 13h30 - 17h00
- Thursday 8h00 - 12h30 / 13h30 - 17h00
- Friday 8h00 - 12h00 / 13h30 - 17h00
- Saturday 10h00 - 12h00
- Or by appointment !



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