

**FILE No. 4**  
**FOR SALE CONDOMINIUM**  
**MON POMMIER**  
**APARTMENT 4 1/2 ROOMS**

**WITH A PARKING**

**PRICE : CHF 725'000—**



# DESCRIPTION OF THE PROPERTY :

## BASEMENT :

- . 1 TECHNICAL ROOM WITH OIL TANK
- . 1 LAUNDRY ROOM FOR USE BY ALL RESIDENTS
- . 1 CELLAR

## FIRST FLOOR :

- . 1 ENTRANCE HALL WITH WARDROBE
- . 1 LARGE COMFORTABLE LIVING-ROOM WITH A FIREPLACE
- . 1 LARGE CLOSE KITCHEN
- . 1 DINING RECESS FOR 6 TO 8 PEOPLE
- . 1 BATHROOM WITH SHOWER, WASHBASIN AND WC

## ATTIC :

- . 1 MEZZANINE
- . 2 LARGE BEDROOMS WITH WARDROBE
- . 1 LARGE BEDROOM WITH WARDROBE
- . 1 LARGE BATHROOM WITH WASHBASIN
- . 1 WC SEPARATE, 1 CUPBOARD
  
- SURFACE OF THE APARTMENT : **148.75M<sup>2</sup>**
- SURFACE OF THE BALCONY : **6.25M<sup>2</sup>**
  
- **TOTAL SURFACE : 155.00M<sup>2</sup>**
  
- TOTAL ANNUAL CHARGES : **CHF 6'168.00**
- TOTAL ANNUAL RESERVE FUND : **CHF 2'058.00**
  
- **TOTAL ANNUAL CHARGES : CHF 8'226.00**

# GENERAL INFORMATION

- . YEAR BUILT : **1982**
- . GENERAL CONDITION OF THE CHALET : **IN CONDITION**
- . CONDITION OF THE INSIDE OF THE APARTMENT : **IN CONDITION**
- . ORIENTATION : **NORD-EAST, NORD-WEST**
- . ENVIRONMENT : **VILLAGE**
- . LOCAL TAX : **0.76**
- . AVAILABILITY FOR FOREIGN BUYER : **YES**
- . AVAILABILITY FOR SWISS BUYER : **IMMEDIATELY**

## CHALET LOCATION

<b>DISTANCE TO :</b>	<b>BY CAR/ON FOOT</b>
. 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/KITCHEN

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# PHOTOS BEDROOMS



# PHOTOS BEDROOMS



▪ 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 APPOINTEMENT !**



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