

**FILE No 07**  
**FOR SALE CONDOMINIUM**

**PPE ALPHA**  
**APARTMENT 4 ROOMS**  
**WITH PARKING PLACE**

**PRICE : CHF 570'000--**



# DESCRIPTION OF THE PROPERTY :

## BASEMENT :

- . 1 TECHNICAL ROOM
- . 1 LAUNDRY ROOM FOR USE BY ALL RESIDENTS
- . 1 PLAYROOM AND SAUNA
- . 1 PRIVATE CELLAR

## ATTIC :

- . 1 ENTRANCE HALL
  - . 1 LARGE LIVING ROOM WITH FIREPLACE
  - . 1 OPEN KITCHEN
  - . 1 LARGE DINING CORNER FOR 6 PEOPLE
  - . 1 BATHROOM AND SHOWER WITH WASHBASIN & Wc
  - . 1 SEPARATE WC
  - . 1 LARGE BEDROOM
  - . 1 BEDROOM
- 
- SURFACE OF THE APARTMENT : **90.00 M2**
  - SURFACE OF THE BALCONY : **12.00 M2**
  - TOTAL SURFACE : **102.00 M2**
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- TOTAL ANNUAL CHARGES : **CHF 4'472.00**
  - CONTRIBUTION TOWARDS RESERVE FUND : **CHF 1'720.00**

## GENERAL INFORMATION

- . YEAR BUILT : **1985**
- . GENERAL CONDITION OF THE CHALET : **GOOD**
- . CONDITION OF THE INSIDE OF THE APARTMENT : **GOOD**
- . ORIENTATION : **SOUTH**
- . 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-ROOM

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# PHOTOS BEDROOMS



# 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 APPOINTEMENT !**



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