

file no 04
For Sale
Condominium
PPE DIABLERETS-PARC C
Apartment 4 1/2 rooms
With two Parking Places
and Furnished
Price : CHF 710'000--



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 Laundry room for use by all residents
- . 2 Private Cellars

Ground Floor 3 Pieces :

- . 1 Privat cupboard
- . 1 Entrance hall with cupboards
- . 1 Large comfortable living-room with Fireplace and access in the terrace
- . 1 Open kitchen
- . 1 Dining recess for 6 to 8 people
- . 2 Larges bedrooms
- . 1 bathroom with washbasin and Wc and 1 Shower

- Surface of the apartment 3 pieces: **71. m2**
- Surface of the terrace : **5.85 m2 1/3**

- Total Surface : 76.85 m2

- Total annual charges : **CHF 4'183.45**
- Total reserve fund : **CHF 762.00**

- Total Annual Charges : CHF 4'945.45

DESCRIPTION OF THE PROPERTY :

Ground Floor 1 Pieces :

- . 1 Entrance hall with cupboards
- . 1 Living-room and access in the terrace
- . 1 Open kitchen
- . 1 Dining recess for 1 to 2 peoples
- . 1 Shower with washbasin and Wc

- Surface of the apartment 1 pieces: **29.50. m2**
- Surface of the terrace : **2.75 m2 1/3**

- **Total Surface : 32.25 m2**

- Total annual charges 1 pieces : **CHF 2'167.00**
- Total reserve fund : **CHF 308.00**

- . **Total Annual Charges : CHF 2'475.00**

Total annual charges garage : CHF 240.- (120.00 X2)

Total surface Two aptment : **109.10m2**

Total annuel charges two Apartments **CH. 7'169.45**

It's possible to create two apartments with a door and make 4.5 rooms.

GENERAL INFORMATION

- . Year built : **2004**
- . General condition of the chalet : **good**
- . Condition of the inside of the apartment : **very good**
- . Orientation : **South-Weast**
- . 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 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

GENERAL INFORMATION

- . Year built : **2004**
- . General condition of the chalet : **very good**
- . Condition of the inside of the apartment : **very good**
- . Orientation : **South-West**
- . 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 Meilleret :	2 min. / 20 min.
. Glacier 3000 :	7 min. /
. Shops & restaurants :	2 min. / 20 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

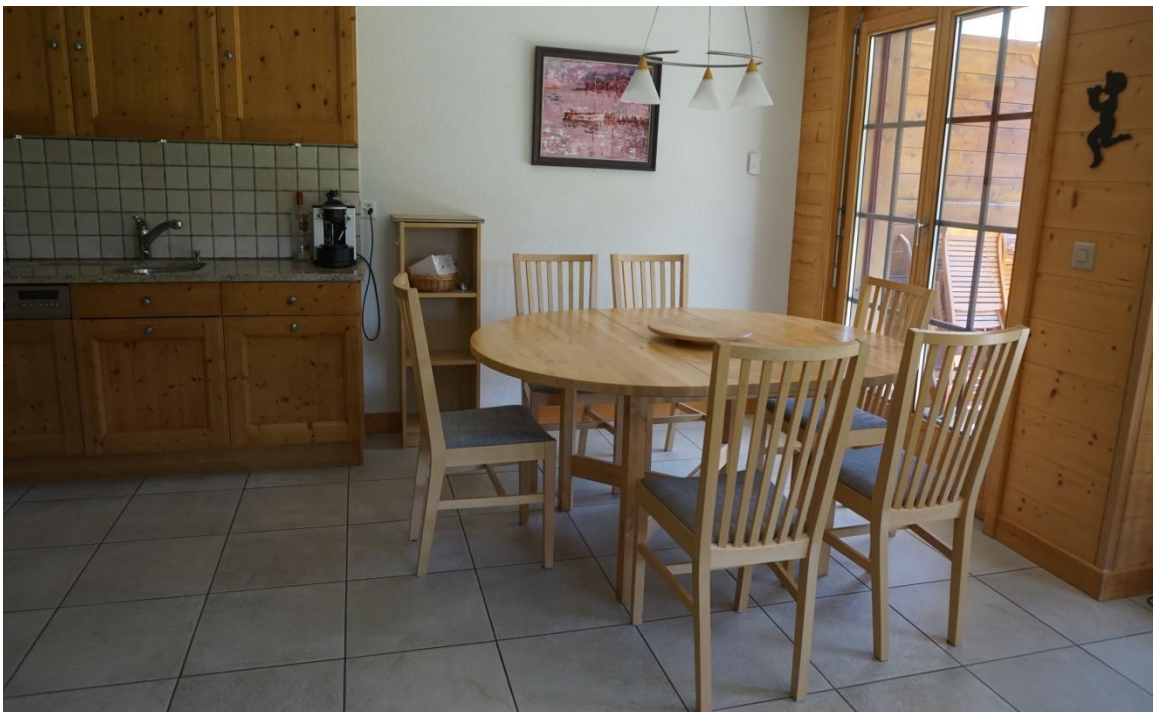
Photos Living-Room



Photos Living-Room



Photos Dining Rooms



Photos Kitchen open



Photos Bedrooms



Photos Bedrooms



Photos 1 Pièces



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 !



Laurent Moillen

Val-Neige - 1865 Les Diablerets
Tél. +41 (0)24 492 31 40 - Fax +41 (0)24 492 25 07