

# File N0.02 For Sale Condominium

## PRE-RIAUX B

Apartment 2 rooms with  
Parking place

Price : CHF 330'000--



## DESCRIPTION OF THE PROPERTY :

### Ground-Floor :

- . 1 Technical room with oil tank
- . 1 Laundry room for use by all residents
- . 1 Private Cellar
- . 1 Private garage

### 1er Floor :

- . 1 Entrance hall with wardrobe
- . 1 living-room
- . 1 Open plan kitchen
- . 1 Dining recess for 2 to 4 people
- . 1 Bedrooms with wardrobe
- . 1 Bathroom with washbasin and Wc

• Surface of the apartment : **43.87 m<sup>2</sup>**

• Surface of the balcony : **12.00 m<sup>2</sup>**

• Total Surface : **55.87m<sup>2</sup>**

• Total annual charges : **CHF 3'213.00**

• Contribution towards reserve fund : **CHF 1'530.00**

• Total annual charges : **CHF 4'743.00**

## GENERAL INFORMATION

- . Year built : **1989**
- . General condition of the chalet : **Good**
- . Condition of the inside of the apartment : **Good**
- . 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 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 with Fire place





# Photos Kitchen/Bedroom



# Photos Blacony





# Photos Views



# 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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