

**Apartment for sale, Quartier
calme et résidentiel, vue
panoramique (Vionnaz,
Switzerland)**

Torgon

Prix de vente : CHF 680'000.-

Présentation

This spacious 4.5-room apartment with garage and independent access majestically overlooks the plain and offers panoramic views of the Alps and Lake Geneva.

Built in 2010, it is located in a charming residential chalet with two apartments (4.5 and 3.5 rooms) on a plot of ~851m². The second lot is also for sale (file on request).

The apartment has a total gross area of ~190m² and a weighted area of ~145m².

The lower floor has a large garage with automatic door and direct access to the chalet, which is a real asset for the area. A technical room/boiler room/laundry room and a cellar complete this floor.

The upper floor offers a spacious and bright living room with Swedish stove, open kitchen and bar area. The living room provides access to a corner balcony of ~20m². The panoramic view of the plain, the surrounding mountains and the lake is breathtaking. This level includes an entrance hall and a shower room/WC.

The first floor offers three bedrooms and a shower room/bath/WC. A second balcony with panoramic views is accessed through two of the bedrooms. The third bedroom has a retractable staircase allowing access to the large galetas under the eaves which offers an additional storage solution.

This apartment offers a unique living experience, marrying alpine charm with modern amenities and breathtaking views. Don't miss this opportunity to acquire a rare property in Torgon.

The property is located ~5 minutes drive from the Torgon ski slopes and its amenities, also accessible by public transport (~10 minutes).

Torgon is part of the "Portes du Soleil" (2nd largest ski area in Europe with ~650km of slopes) and allows you to reach the other resorts of the area (by ski or shuttle).

A bus stop connects the city center of Vionnaz and its amenities (supermarkets, restaurants, butchers, bakeries, schools, banks and post office) in ~23 minutes.

CONSTRUCTION

- + Type: Traditional Masonry
- + Windows: PVC (wood colour) double glazing
- + Cover: Concrete tiles
- + External closures: Aluminium shutters
- + Heating: Heat pump (air water) underfloor
- + Electricity: 8 photovoltaic panels

DISTRIBUTION

Apartment n°1 - 4.5 rooms

[b]Lower Floor[/b]

- + Garage with electric door
- + Technical room/boiler room
- + Cellar

[b]Upper Floor[/b]

- + Main entrance with hall
- + Living/dining room
- + Kitchen
- + Shower room/WC
- + Corner balcony of approx. 20m²

[b]Floor[/b]

- + Hall
- + Bedroom n°1
- + Bedroom n°2
- + Bedroom n°3/office
- + Bathroom/shower/WC
- + Balcony of about 13m²

[b]Attic[/b]

- + Galetas (accessible via a retractable staircase)

DIVERSE

- + 1 individual garage with electric door
- + 1 outdoor parking space

ADDITIONAL INFORMATION

- + Property Tax Rate: 1.0‰
- + Municipal tax: coefficient at 1.10 and indexation at 153%

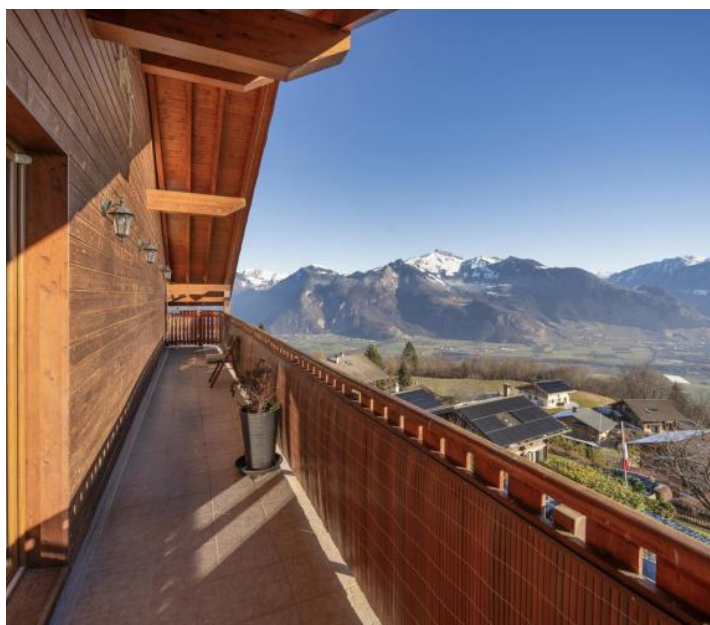
VIRTUAL TOUR AVAILABLE

Visit without moving!

129.00 m²
Surface

4.00
Pièces

Galerie



Informations techniques

Transaction

Type	Appartement
Disponibilité	À convenir

Surfaces

Pièces	4
Surface habitable	129 m ²

Bâtiment

Construction	2010
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