



## **New construction 3-bedroom apartment in Château-d'Oex**

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# About the Municipality



## CHÂTEAU-D'OEX, 958 ABOVE SEA LEVEL

Known far and wide for its Festival international de Ballons, Château-d'Oex has many other treasures to offer throughout the year. The village itself invites you to discover various regional specialities.  
**Population:** approx. 3461 habitants

### Arrival

**By car:** On the motorway from Basel, Geneva or Zurich via Bern via Fribourg/Bulle in the direction of Château d'Oex or via Spiez through the Simmental in direction of Saanen.

**Rail:** An extensive network of public transport links the Pays d'en Haut district. The main means of transport are the "MOB" train (Montreux-Oberland Bernois) and numerous post bus lines.

**Airport:** Bern 70 km, Zurich 200 km, Basel 180 km, Geneva 155 km. Zurich and Geneva with direct train connection from the airport railway station. Saanen-Gstaad airport has various air taxi connections to Château d'Oex.

### Income tax

Municipal tax rate: 83%

Tax rate canton: 70.3%

### Property tax

Tax rate 1.0 ‰ of the official value.

### Schools

Kindergarten, primary and secondary schools are located in Château d'Oex/Rougemont, Gymnasium in Gstaad or La Tour de Peilz.

### Medical care

Doctors and pharmacies on site, next hospital in Château d'Oex.



# Property description

## DESCRIPTION

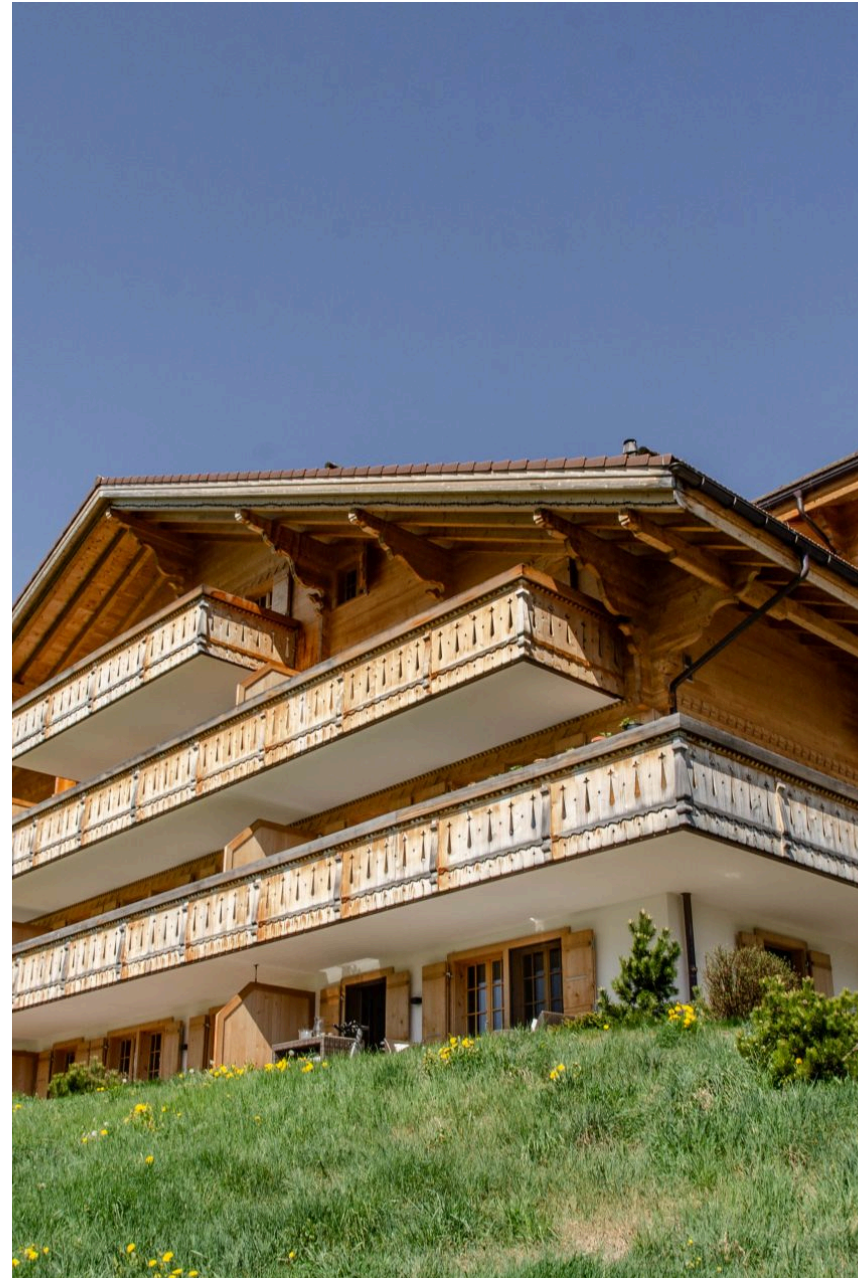
This modern and sunny 4.5 room apartment is located on the ground floor of the newly built Chalet Ballade in Château-d'Oex. Apart from the breathtaking panoramic view, this apartment has the following advantages:

- Three bedrooms
- A living room with open kitchen
- A bathroom with a bathtub
- A cellar compartment
- A disponible
- A terrace and garden

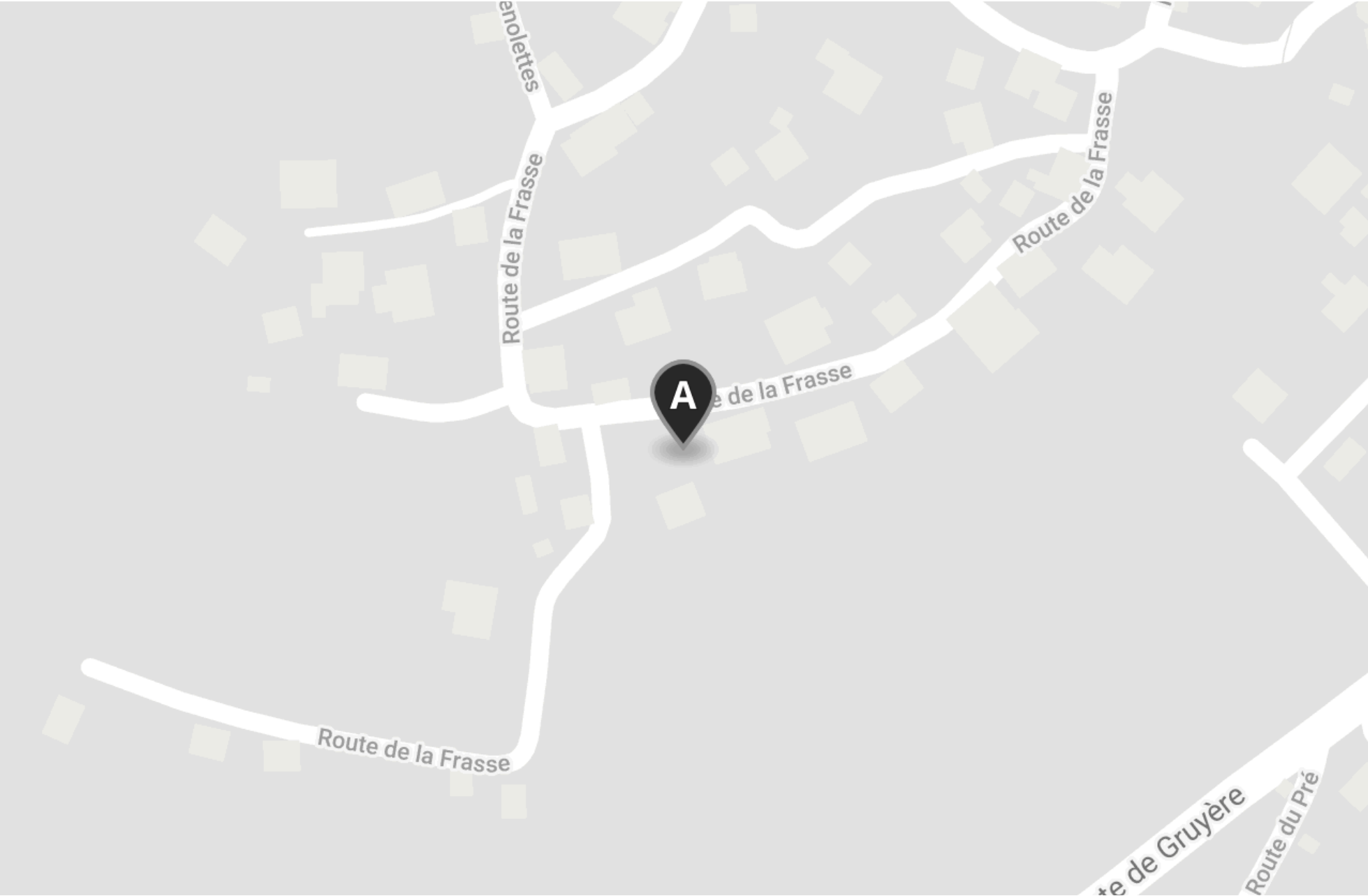
A laundry room for common use and a ski and bicycle storage room are also available.

## SITUATION

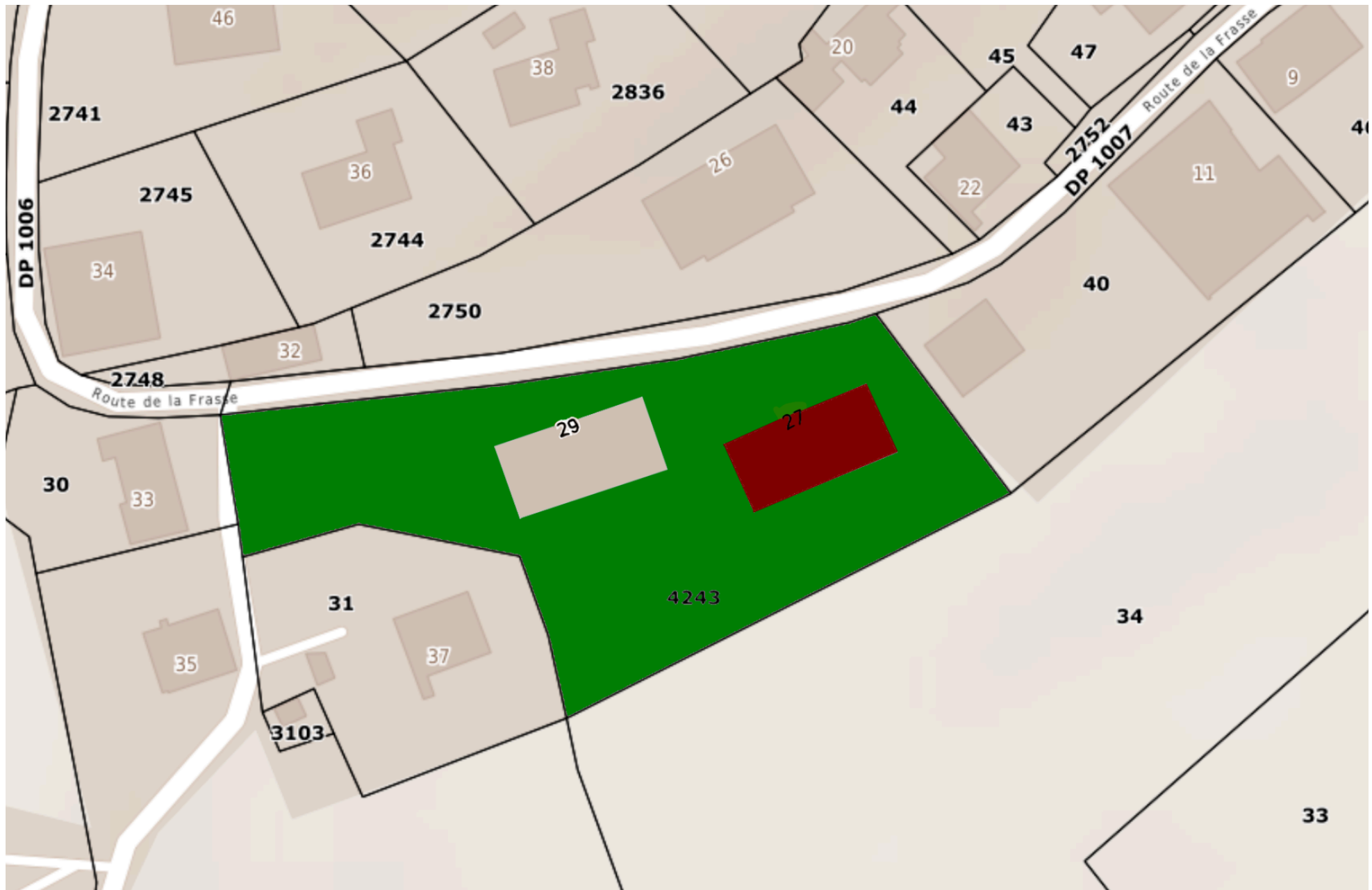
The newly built Chalet Ballade is situated in a very quiet and sunny location on the Route de la Frasse 27 in Château-d'Oex. Gstaad is only 25 minutes, Bulle 30 minutes and Montreux is only 1 hour away by car. Embedded in the beautiful valley of the Pays d'Enhaut, Château d'Oex with its idyllic town centre offers a very attractive infrastructure. Various cycling and hiking routes are in the immediate vicinity. The Videmanette ski area with the longest ski run in the region is only a few minutes away by car.



# Map



# Situation



# Property Details

## MAIN INFORMATION

|                             |                       |
|-----------------------------|-----------------------|
| Reference no.               | 010-B3                |
| Utilities                   | Vacation, Residential |
| Property type               | Multiple dwelling     |
| Rooms                       | 4½                    |
| Bathrooms                   | 1                     |
| Number of residential units | 9                     |
| Floors                      | 3                     |
| Available from              | On Request            |
| Year built                  | 2015                  |
| Zone type                   | Wohnzone              |
| Plot no.                    | 4243-3                |

## AREAS

|                  |          |
|------------------|----------|
| Total floor area | 98 m²    |
| Land area        | 3'897 m² |
| Balcony space    | 48 m²    |
| Ownership share  | 53/1000  |

## FINANCE

|                    |                    |
|--------------------|--------------------|
| Sales price        | CHF 860'000.–      |
| Extra Costs        | CHF 4'266.– / year |
| Official tax value | CHF 354'000.–      |
| Renewal fund input | CHF 614.–          |

## INTEGRATED OFFERS

|                                |              |
|--------------------------------|--------------|
| 1 x Underground parking garage | CHF 50'000.– |
|--------------------------------|--------------|

## PROPERTY FEATURES

|                    |                       |
|--------------------|-----------------------|
| ✓ Child friendly   | ✓ Parking             |
| ✓ Garage           | ✓ Quiet               |
| ✓ Ground floor     | ✓ Secondary residency |
| ✓ Has elevator     | ✓ Sunny               |
| ✓ Mountain view    | ✓ Tumbler             |
| ✓ New construction | ✓ Washing machine     |
| ✓ On a slope       |                       |



# Room layout

## Ground floor

- Entrance/Wardrobe
- Living- and dining room
- Open-plan kitchen
- 3 bedrooms
- 1 bathroom with bathtub
- Large terrace and garden

## Basement

- Storeroom
- Cellar compartment
- Laundry room
- Ski- and Bike storeroom
- Indoor car parking space no 21 (CHF 50'000.-)

# Ground floor

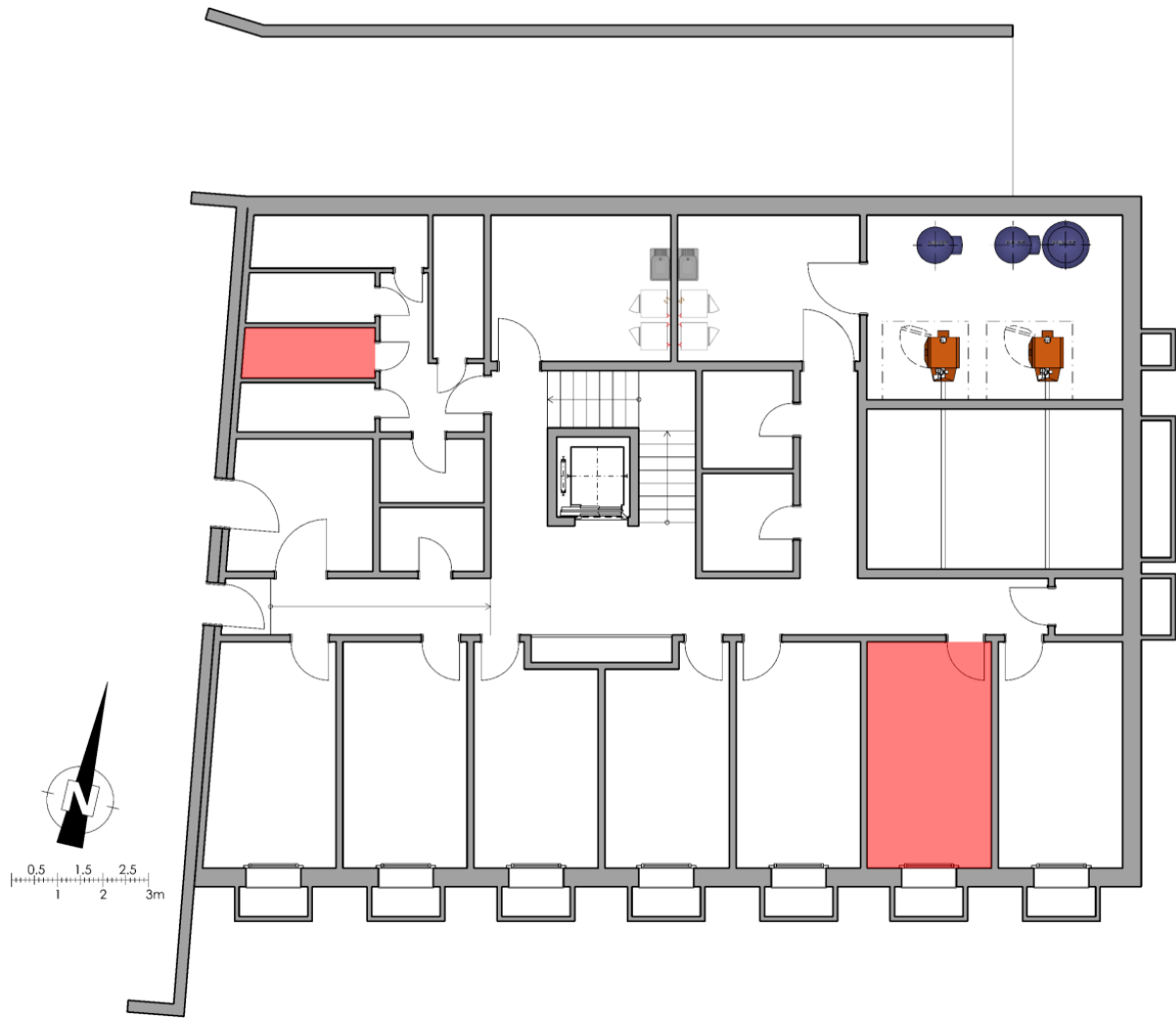




# Ground floor

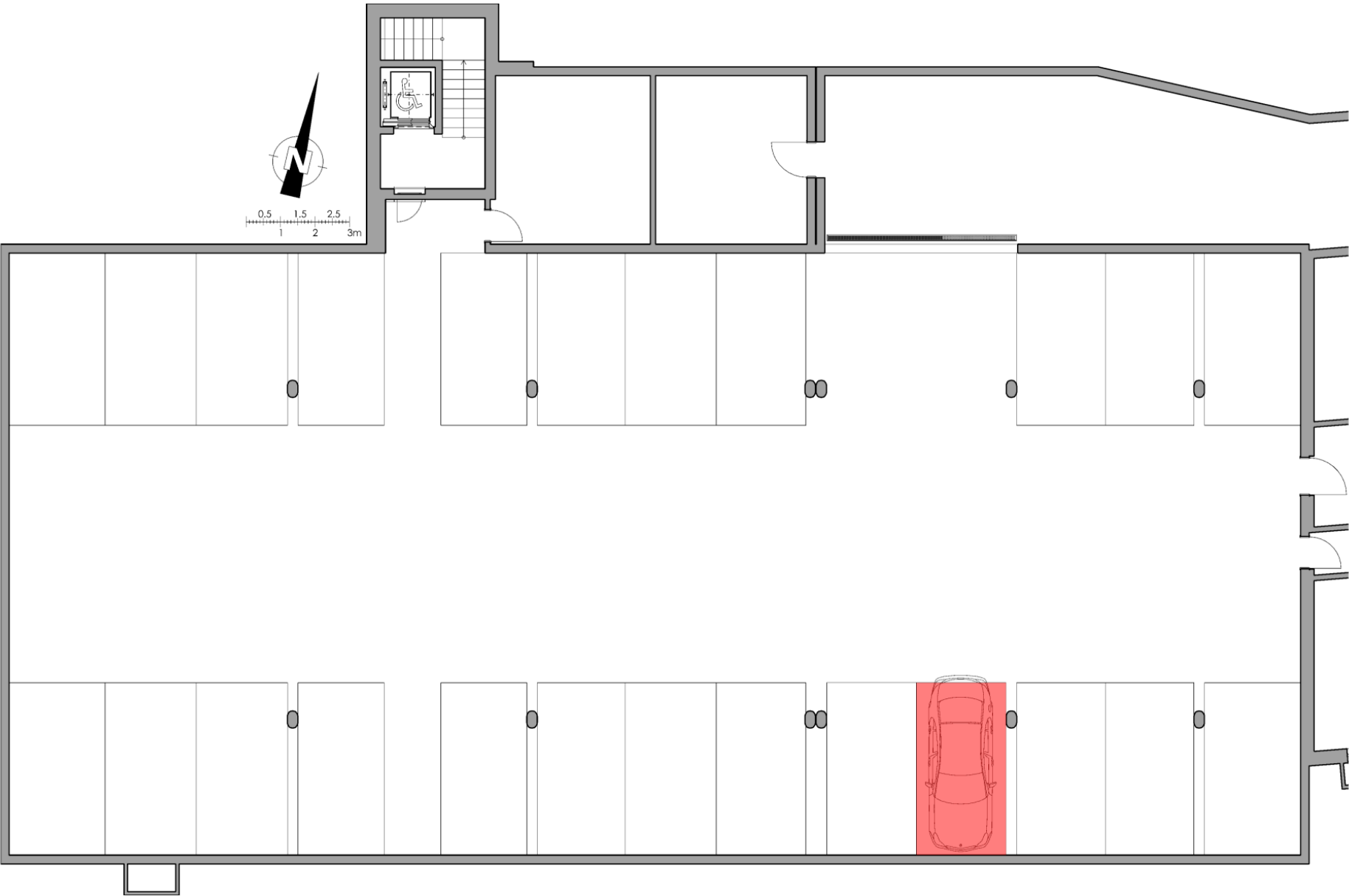


# Basement





# Parking / Garage



# Impressions



























**Dreams come true...**