



## **MAGNIFICENT 4.5-ROOM APARTMENT WITH LOGGIA ON UPPER GROUND FLOOR**

Chemin de Montmoirin 15 | 1618 Châtel-St-Denis | Ref. : MCD I2-1

**CHF 2'300.- / month + ch.**

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### DESCRIPTION

15 min from Vevey/Bulle and close to the new train station, this bright 108.2 m<sup>2</sup> 4.5-room apartment on the upper ground floor of a 10-apartment rental building is ideally located close to the center of Châtel-St-Denis. Built to current PPE standards, the building's high quality features include Miele appliances (including induction hob and steam oven). Other advantages, such as a private laundry column, oak parquet flooring, triple glazing and the quality of the architecture and energy efficiency of the buildings, make this apartment an exclusive opportunity to live in a new neighborhood just a few minutes' walk from schools and sports centers. This apartment benefits from a 10.7 m<sup>2</sup> partially sheltered loggia.

Ideally located between lake and mountain and benefiting from all modern infrastructures, the Montmoirin district in Châtel-St-Denis, offers an ideal living environment. It benefits from a particularly quiet environment, as it is located on the edge of an agricultural zone. The project is set on a long, well-exposed plot and comprises eight buildings, including four apartment blocks and four groups of three semi-detached villas organized around a common area dedicated exclusively to pedestrians and cyclists. The buildings are connected to the shared underground parking lot, which serves them individually. The 20 apartments for rent are located in two of these buildings.

For any questions, Gérance C is at your disposal

### CHARACTERISTICS

Reference : **MCD I2-1**

Type : **Apartment**

Number of rooms : **4.5**

Number of bedrooms : **3**

Number of bathrooms : **2**

Location floor : **Upper ground floor**

Living area : **108.2 m<sup>2</sup>**

Surface of parcel : **10.7 m<sup>2</sup>**

Year of construction : **2020**

Heating system : **Distance heating**

Domestic water heating system : **Wood**

Service costs : **Instalment (CHF 390.-/ month)**

Availability : **01.06.2026**

**CONTACT FOR VISITING**

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**PICTURE(S)**










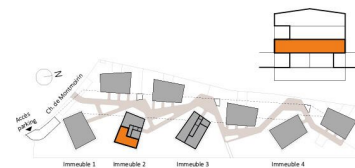


**APARTEMENT | 2 - 1**

4,5 pièces - rez supérieur  
Surface nette habitable: 108.15 m<sup>2</sup>



-  Orientation séjour: Sud-Est
-  3 chambres, séjour, cuisine et coin à manger
-  2 salles de bain
-  Loggia 10.7 m<sup>2</sup>
-  Cave 9.2 m<sup>2</sup>





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### SITUATION


Le quartier de Montmoirin est subdivisé en deux parties implantées sur deux plateaux contigus qui font l'objet de deux projets distincts. Cette plaquette de présentation concerne le plateau en amont, situé à l'ouest du quartier en bordure de la zone agricole. A partir du chemin de Montmoirin, le projet se développe sur une longue parcelle bien exposée. Il comporte huit bâtiments dont quatre immeubles d'appartements et quatre groupes de trois villas jumelées organisés autour d'un espace commun dédié exclusivement aux piétons et cyclistes.



 A 15 minutes de Vevey et Bulle  
A 30 minutes de Lausanne et Fribourg

 Chauffage à distance à copeaux de bois

 Parking souterrain commun de 73 places avec un accès direct à chaque immeuble.

 Plus de 110 m<sup>2</sup> de place de jeux  
Plus de 1400 m<sup>2</sup> de places et chemins  
Plus de 4'000 m<sup>2</sup> de surface verte

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