



SPACIOUS 3.5-ROOM APARTMENT WITH LOGGIA

Chemin de Montmoirin 15 | 1618 Châtel-St-Denis | Ref. : I2-102

CHF 1'750.- / month + ch.

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CH-1618 Châtel-St-Denis | Chemin de Montmoirin 15 | **CHF 1'750.- / month + ch.**



DESCRIPTION

15 minutes from Vevey/Bulle and close to the new train station, this bright 3.5-room 1st floor apartment is ideally located and close to the center of Châtel-St-Denis.

This residence is built to current condominium standards (PPE) with high-quality choices (Miele appliances with 2 drawer freezer, steamer, induction cooktop in addition to standard items). In addition, there's a private laundry column, two sanitary facilities, parquet flooring in the bedrooms, PVC metal triple-glazed windows and a sheltered loggia.

The neighborhood 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. Ideally located between lake and mountains 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 buildings are connected to the shared underground parking lot, which serves them individually.

Châtel-Saint-Denis lies at the foot of the Fribourg Pre-Alps at an altitude of 810 meters. The Veveyse, which rises in the Dent de Lys massif and flows into Lake Geneva at Vevey, flows through the town. Ideally situated between lake and mountains, the town offers an ideal setting for families, sports enthusiasts and anyone wishing to benefit from the infrastructure of a small town and proximity to nature. Just 35 minutes from Lausanne and Fribourg, 50 minutes from Berne and Sion and 1h15 from Geneva, Châtel-St-Denis is ideally located. The freeway, which has crossed its territory since 1981, has made a major contribution to its economic development. The new railway station will increase the frequency of trains and shorten journey times between Bulle and Palézieux. The Cité de l'énergie

CHARACTERISTICS

Reference : **I2-102**

Type : **Apartment**

Number of rooms : **3.5**

Number of bedrooms : **2**

Number of bathrooms : **2**

Location floor : **1st floor**

Living area : **80 m²**

Year of construction : **2020**

Heating system : **Distance heating**

Domestic water heating system : **Wood**

Service costs : **Instalment (CHF 200.-/ month)**

Availability : **16.09.2026**

label is part of the SuisseEnergie program. It is awarded to municipalities that implement a sustainable municipal policy in terms of energy, traffic and the environment.

For any further information you may require, the entire Gérance C SA team naturally remains at your complete disposal.

CONTACT FOR VISITING

Current tenant
Mrs. Christelle MONTAGNER
E-mail : christelle.montagner@bluewin.ch
Mobile : 078.339.80.20

INTERIOR VIEW







APARTEMENT I2-102

3.5 pièces - 1^{er} étage
Surface nette habitable: 79.87 m²



-  Orientation séjour: Sud-Ouest
-  2 chambres, séjour, cuisine et coin à manger
-  2 salles de bain
-  Loggia 9.5 m²
-  Cave 7.4 m²



EXTERIOR VIEW



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. À 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.



 À 15 minutes de Vevey et Bulle
À 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 m² de place de jeux
Plus de 1400 m² de places et chemins
Plus de 4000 m² de surface verte

Document non contractuel / novembre 2020

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PICTURE(S)

