



## UNIQUE INDIVIDUAL VILLA IN THE CENTER OF AIGLE COMPOSED OF 2 APARTMENTS

Idéal pour activité indépendante | 1860 Aigle | Reference : 5833946

**CHF 1,795,000.-**

## UNIQUE INDIVIDUAL VILLA IN THE CENTER OF AIGLE COMPOSED OF 2 APARTMENTS

CH-1860 Aigle | Idéal pour activité indépendante | **CHF 1,795,000.-**



### SPECIALITIES

- Organized into two distinct spaces - one residential, the other professional perfect for a freelance activity
- Renovations in 2019 (double-glazed windows, parquet flooring)
- Gas heating in 2010
- Pool liner PVC reinforced, and heated (to be re-installed)

### CONTACT FOR VISITING

Mrs. Alexandra Dutheil  
E-mail : [info@axihome.ch](mailto:info@axihome.ch)  
Tel. : 021 943 49 90  
Mobile : 078 314 22 00

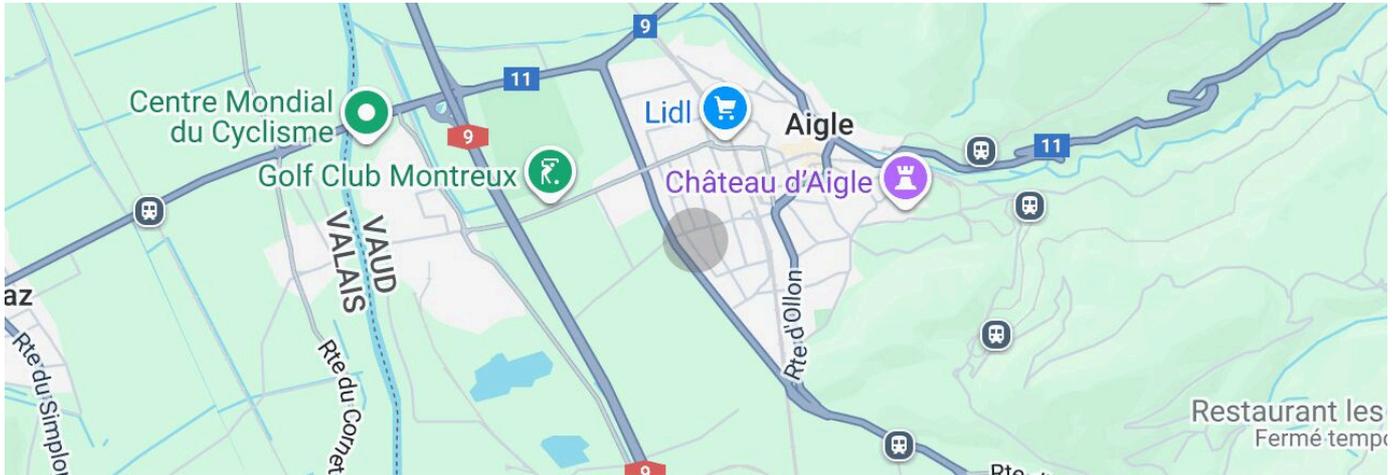
### CHARACTERISTICS

Reference: **5833946**  
Type: **Single family house**  
Availability: **Immediate**  
Rooms: **10.5**  
Bedrooms: **7**  
Bathrooms: **3**  
Living area: **~ 252 m<sup>2</sup>**  
Ground surface: **~ 1328 m<sup>2</sup>**  
Volume: **~ 1453 m<sup>3</sup>**  
Year of construction: **1980**  
Latest renovations: **2019**  
Heating type: **Gas**



## LOCATION

CH-1860 Aigle | Idéal pour activité indépendante | **CHF 1,795,000.-**



			
Public transports	-	4 min.	1 min.
Primary school	-	9 min.	1 min.
Stores	-	8 min.	2 min.
Restaurants	-	4 min.	1 min.

## CHARACTERISTICS

CH-1860 Aigle | Idéal pour activité indépendante | **CHF 1,795,000.-**

### CHARACTERISTICS

Availability	<b>Immediate</b>	Latest renovations	<b>2019</b>
Type	<b>Single family house</b>	Heating type	<b>Gas</b>
Reference	<b>5833946</b>	Heating installation	<b>Radiator</b>
Rooms	<b>10.5</b>	Domestic water heating system	<b>Gas</b>
Bedrooms	<b>7</b>	Living area	<b>~ 252 m<sup>2</sup></b>
Bathrooms	<b>3</b>	Ground surface	<b>~ 1328 m<sup>2</sup></b>
Number of toilets	<b>3</b>	Volume	<b>~ 1453 m<sup>3</sup></b>
Year of construction	<b>1980</b>		

### CONVENIENCES

#### NEIGHBOURHOOD

- City centre
- Green
- Residential area
- Villa area
- Mountains

#### INSIDE CONVENIENCES

- CP-Shelter
- Fireplace
- Double glazing

#### ORIENTATION

- South
- West

#### EXPOSURE

- Optimal
- All day

## EXTERIOR VIEW



## PICTURE(S)















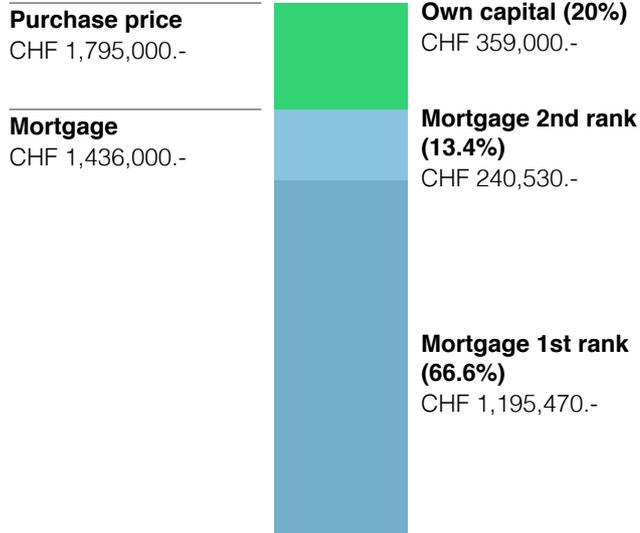




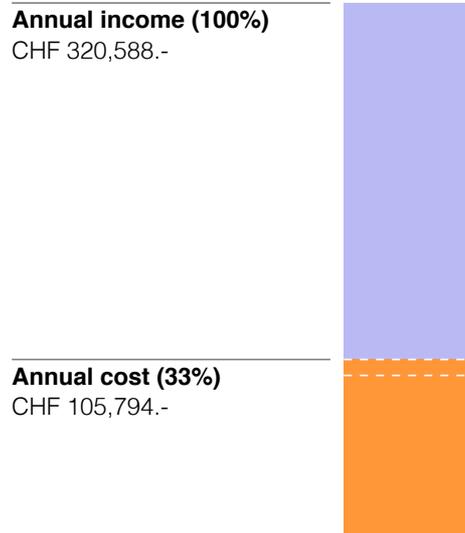


## FINANCIAL SIMULATION

### FINANCING



### FINANCIAL CAPACITY



### PRICE

Price of object	CHF 1,795,000.-
Acquisition costs	2 % CHF 35,900.-
Transfer costs	1.50 % CHF 26,925.-
Expenses of creation of mortgage file	1.20 % CHF 17,232.-
Total acquisition	CHF 1,875,057.-

### ANNUAL COSTS

Mortgage interest 1st rank	2.50 %	CHF 29,887.-
Mortgage interest 2nd rank	2.50 %	CHF 6,013.-
<b>Mortgage interest</b>		<b>CHF 35,900.-</b>
Amortization mortgage 2 <sup>nd</sup> rank	6.67 %	CHF 16,043.-
<b>Total mortgage amortization</b>		<b>CHF 16,043.-</b>
Running/maintenance costs	1 %	CHF 17,950.-
<b>Total charges</b>		<b>CHF 17,950.-</b>
<b>Total per year</b>		<b>CHF 69,893.-</b>
<b>Total per month</b>		<b>CHF 5,824.-</b>

