

# BRENT



Charm and character for this attractive  
apartment. Worth a visit!

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**CHF 780'000.-**

Price of parking place(s) in addition



3.5



2



~86.5 m<sup>2</sup>

n° ref.

**5517367\_041431**



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## SITUATION AND DESCRIPTION

Beautiful 3 1/2-room attic apartment with balcony in Brent. Located in a charming village surrounded by mountains and greenery, this property is a true haven of peace, an ideal place to relax and enjoy nature.

Located on the top floor of the building, it benefits from 86.5 m<sup>2</sup> of living space and offers you a comfortable and elegant layout. The apartment is in very good condition and immediately habitable.

Furthermore, it enjoys a magnificent view of the lake and mountains.

Nearby you'll find certain amenities including a tasty restaurant, as well as excellent connectivity thanks to the train station, bus stop and freeway entrance/exit. Treat yourself to the good life in this exceptional environment!

Two outdoor parking spaces extra.

## **SURFACES**

Living area	~ 86.5 m <sup>2</sup>
Weighted Surface	~ 89.5 m <sup>2</sup>
Balcony Surface	~ 6 m <sup>2</sup>
Ceiling height	~ 2.4 m

## **CARACTERISTICS**

Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	1
Number of toilets	1
Location floor	3rd floor
Costs	CHF 535.-/month
Communal tax	65 %

## **DISTANCES**

Station	565 m
Public transports	144 m
Freeway	702 m
Primary school	154 m
Secondary school	1171 m
College / University	1220 m
Stores	1015 m
Post office	1015 m
Bank	1034 m
Hospital	1878 m
Restaurants	172 m

## **DISTRIBUTION**

- 1 hall with wardrobes
- 1 open fitted kitchen
- 1 dining area
- 1 living room with fireplace
- 2 bedrooms
- 1 bathroom
- 1 balcony (6 m<sup>2</sup>)



## LOCATION

The apartment is located in the center of the charming village of Brent in the commune of Montreux. Its dominant position offers lovely unobstructed views of Lake Geneva and the surrounding countryside and mountains, in a very quiet environment. This property is ideally located, away from the hustle and bustle of the city. Motorway access is just 3 minutes away, and the MOB train station is a 2-minute walk away, serving Montreux in just a few minutes, as well as Gstaad and Interlaken on its renowned panoramic train.

## INFORMATION

Number of floors above ground	1
Year of construction	1994
Number of flats	6
Basements	1
Heating installation	Floor
Domestic water heating system	Gas
Heating system	Gas

## NEIGHBOURHOOD

- Village
- Green
- Mountains
- Lake
- Restaurant(s)
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Preschool
- Primary school
- Hiking trails
- Doctor

## OUTSIDE CONVENIENCES

- Balcony/ies
- Quiet
- Greenery
- Parking

- Visitor parking space(s)

## INSIDE CONVENIENCES

- Without elevator
- Open kitchen
- Cellar
- Storeroom
- Unfurnished
- Built-in closet
- Fireplace
- Double glazing
- Bright/sunny
- Penthouse
- Exposed beams

## EQUIPMENT

- Fitted kitchen
- Induction cooker
- Oven
- Fridge
- Freezer
- Dishwasher
- Laundry
- Bath
- Shower
- Phone
- Cable/TV
- WiFi
- Optic fiber
- Internet connection
- Interphone

## FINANCIAL DATA

<b>Price</b>	CHF 780'000.-
<b>Price park.ext ②</b>	CHF 30'000.-
<b>Total price</b>	<b>CHF 810'000.-</b>
<b>Availability</b>	To be discussed
<b>Judicial form</b>	En PPE

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- Ventilation

## **FLOOR**

- Tiles

## **ORIENTATION**

- North
- West

## **EXPOSURE**

- Optimal
- All day

## **VIEW**

- Nice view
- Clear
- Unobstructed
- Lake
- Mountains
- Alps

## **STYLE**

- Classic

## **MISCELLANEOUS**

- With part-time caretaker job
- Not registered as Contaminated land









