

MONTREUX



Luxury penthouse apartment, ideal location in
the town centre

CHF 2'180'000.-

Price of parking place(s) in addition



4.5



3



127 m²

n° ref. **8095**



Switzerland | Sotheby's International Realty
Rue du Théâtre 7 bis, 1820 Montreux

Julien Schneider
+41 79 108 45 17 - Fax +41 21 962 86 61
julien.schneider@swsir.ch



SITUATION AND DESCRIPTION

This 4.5 room apartment is on the top floor of a luxury residence in the heart of the city of Montreux and close to the waterfront. Its idyllic location allows you to easily reach all amenities, which are located in the immediate vicinity, such as schools, shops, restaurants, prestigious hotels and public transport. Enjoying a living area of 127 m², this housing has been made using quality materials, offering beautiful finishes. His living rooms are spacious and bright. In addition, it has a large terrace and a balcony and offers a splendid view of the lake and the mountains. It should be noted that this apartment is fully air conditioned. Very well cared for, it is in excellent state of maintenance. 2 indoor parking spaces, a cellar and a storeroom complement this property nicely. Available for sale to non-Swiss residents (subject to LFAIE authorization).

SURFACES

Living area	127 m ²
Weighted Surface	141 m ²
Balcony Surface	9 m ²
Terrace surface	29 m ²

CARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	4
Number of levels	1
Number of balcony	1
Number of terraces	1
Location floor	5th floor
Costs	CHF 475.-/month

ANNEXES

- 2 indoor parking spaces
- Cellar
- Cellier

DISTANCES

Station	450 m
Public transports	50 m
Stores	30 m
Post office	150 m
Bank	70 m

DISTRIBUTION

- Entrance hall with wardrobe
- Living/dining room with access to the terrace
- Equipped kitchen and closed with access to the balcony
- Bedroom of 17.2 m² with shower room en suite
- Bedroom of 10 m² with bathroom en suite and access to the balcony
- Bedroom of 16 m² with en-suite shower room
- Visitor toilet with washing column

Switzerland

Sotheby's
INTERNATIONAL REALTY

INFORMATION

Year of construction
Heating installation
Heating system

2009
Floor
Gas

NEIGHBOURHOOD

- City centre
- Lake
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Railway station
- Bus stop
- Nursery
- Primary school
- Secondary school

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s

INSIDE CONVENIENCES

- Lift/elevator
- Underground car park
- Separated lavatory
- Cellar
- Air conditioning
- Double glazing

- Bright/sunny

EQUIPMENT

- Fitted kitchen
- Private laundry
- Shower
- Bath
- Electric blind
- Videophone

FLOOR

- Parquet floor
- Carpet

CONDITION

- New

ORIENTATION

- South

EXPOSURE

- Optimal

VIEW

- Nice view
- Lake
- Mountains

STYLE

- Modern

FINANCIAL DATA

Price

CHF 2'180'000.-

Price park. int. @

CHF 70'000.-

Total price

CHF 2'250'000.-

Availability

To be discussed

Judicial form

En PPE

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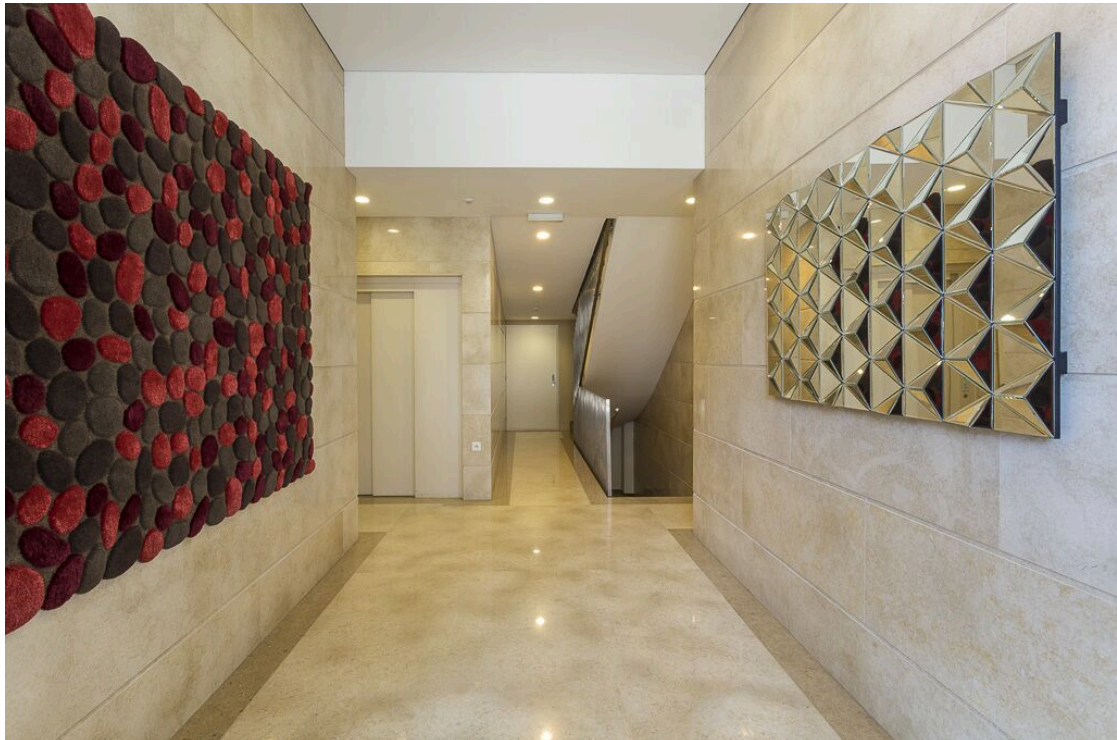
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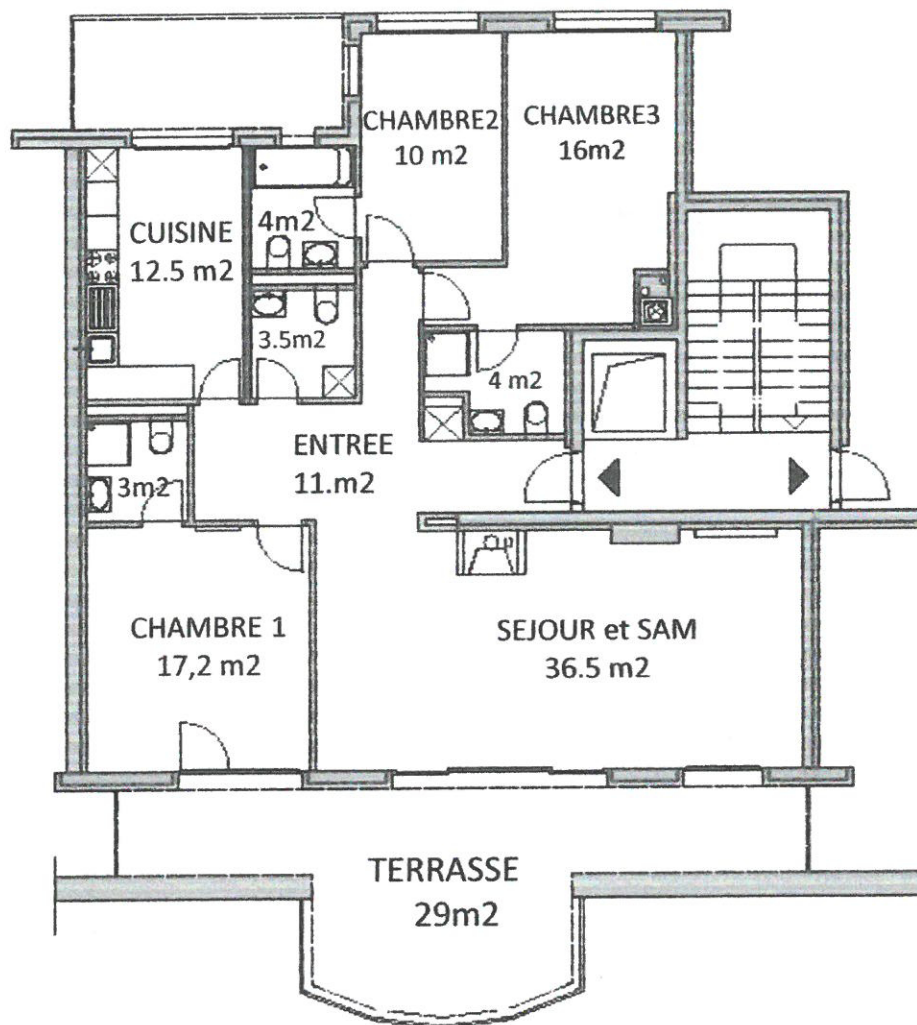












5 ème étage

Surf. 127m²

Surf. Terrasse & Balcon 38m²