

# TROISTORRENTS



Rental chalet with high yield fully rented

**CHF 670'000.-**



7



4



~150 m<sup>2</sup>

n° ref.

**3940343.20860**



**Switzerland | Sotheby's International Realty**  
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## SITUATION AND DESCRIPTION

At only 3 kilometers from Monthey, discover this renovated rental chalet of 150 m<sup>2</sup>, composed of 3 apartments of 3.5 rooms, 2 rooms and 1.5 rooms with 3 private gardens.

The village of Troistorrents is accessible all year round, by road or by taking the AOMC train from Monthey station.

Small shops and restaurants are nearby. In winter, you can quickly reach Morgins and its ski slopes or Val-d'Illiez and its relaxing baths.

Completely rented, the net rental income of this object is about CHF 35'000, which represents a gross yield of 5.2%.

It benefits from a recent boiler, new triple glazed windows and does not require any work.

The private gardens offer a beautiful view on the neighboring mountain and are protected from the surrounding houses.

This property does not have any parking spaces, however, 200 meters away there is a free parking lot available for residents.

**SURFACES**

|                   |                      |
|-------------------|----------------------|
| Living area       | ~ 150 m <sup>2</sup> |
| Surface of parcel | ~ 600 m <sup>2</sup> |
| Balcony Surface   | ~ 15 m <sup>2</sup>  |
| Garden surface    | ~ 350 m <sup>2</sup> |

**CARACTERISTICS**

|                      |                |
|----------------------|----------------|
| Number of rooms      | 7              |
| Number of bedrooms   | 4              |
| Number of bathrooms  | 3              |
| Year of construction | 1872           |
| Year of restoration  | 2010           |
| Second home          | Non authorized |
| Construction zone    | zone chalets   |

**ANNEXES**

- Private gardens

**DISTANCES**

|                   |       |
|-------------------|-------|
| Station           | 35 m  |
| Public transports | 35 m  |
| Primary school    | 435 m |
| Secondary school  | 435 m |
| Stores            | 235 m |
| Post office       | 470 m |
| Bank              | 425 m |
| Restaurants       | 255 m |

**DISTRIBUTION****Upper ground floor****Apartment 11 :**

2.5 rooms

- Separate entrance
- Kitchen with space for large fridge
- Living room with exit to outside
- Bedroom with sliding door
- Bathroom with bathtub
- Private laundry room located outside
- Benefits from a private garden

**Apartment 2 :**

1.5 rooms

- Entrance hall
- Kitchen
- Living room/bedroom
- Benefits from a private garden

**1st floor****Apartment 13 :**

3.5 rooms

- Entrance hall, SAS format
- Living room with wood stove
- Open kitchen
- Storeroom/storage room
- Laundry room
- Storage room
- Benefits from a winter garden & private garden

Switzerland

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## NEIGHBOURHOOD

- Village
- Mountains
- Shops/Stores
- Restaurant(s)
- Railway station
- Child-friendly
- Hiking trails

## OUTSIDE CONVENIENCES

- Balcony/ies
- Garden
- Greenery
- Public parking

## INSIDE CONVENIENCES

- Cellar
- Carnotzet
- Triple glazing

## EQUIPMENT

- Fitted kitchen
- Bath

## FLOOR

- Tiles
- Parquet floor

## CONDITION

- Good

## EXPOSURE

- Favourable

## VIEW

- Clear
- Garden
- Mountains

## FINANCIAL DATA

**Price**

**CHF 670'000.-**

**Availability**

To be discussed

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