

TROISTORRENTS



Rental chalet with 3 apartments - 5.6% gross yield

CHF 660'000.-



7



4



~150 m²

n° ref.

5854041_20860



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

Mario Roldan
+41 77 233 22 27
mario.rolدان@swsir.ch



SITUATION AND DESCRIPTION

Located at the plain-side entrance to Troistorrents, this renovated 150 m² rental chalet represents a rare investment opportunity. It comprises three independent apartments (3.5 rooms, 2 rooms and 1.5 rooms), each with its own private garden.

The property is fully let and generates an annual rental income of CHF 36,840, corresponding to a gross yield of 5.6%. A certificate of receipt and detailed rental statement are available on request, guaranteeing full visibility of income.

The property is set on a 502 m² plot in a village zone and the location offers excellent accessibility, with a freeway entrance nearby and quick access to the Lake Geneva Riviera. The village of Troistorrents is accessible all year round, both by road and by the AOMC train from Monthey station, and is just 10 minutes from the prestigious Portes du Soleil ski area in either Morgins or Champéry.

The private gardens offer unobstructed views of the surrounding mountains, enhancing the rental appeal. The property has no private parking spaces; however, public parking is available nearby.

SURFACES

Living area	~ 150 m ²
Surface of parcel	~ 600 m ²
Balcony Surface	~ 15 m ²
Garden surface	~ 350 m ²

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 du village ①

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

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 660'000.-****Availability**

To be discussed

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