

# MONTREUX



In the heart of the city centre and a stone's  
throw from the lakefront

**CHF 2'525'000.-**

Price of parking place(s) in addition



5.5



4



~258 m<sup>2</sup>

n° ref. **21027**



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

Located in the centre of Montreux, a few steps away from shops, train station, bus stop and other amenities, this 5.5 room duplex flat with approximately 258 m<sup>2</sup> of living space offers an exceptional location and easy access to facilitate all your travels on foot. The famous flowery quays and its lakefront are only a few metres away.

Occupying the whole of the 1st and 2nd floors of this residence dating from 1900, this property benefits from a view of the lake as well as the surrounding mountains, which you can admire from its 16 m<sup>2</sup> balcony, its 31 m<sup>2</sup> terrace or its pretty 38 m<sup>2</sup> internal patio.

It should be noted that the building was renovated in 2002. Carefully maintained over the years and renovated in 2005, the flat is in good general condition.

It benefits from a pleasant typology with well cared for fittings and high ceilings. Thanks to its southern orientation and its numerous windows, it offers you an optimal luminosity throughout the day.

A covered outdoor parking space at the rear of the building and a cellar complete the ensemble.

**SURFACES**

|                  |                      |
|------------------|----------------------|
| Living area      | ~ 258 m <sup>2</sup> |
| Weighted Surface | ~ 289 m <sup>2</sup> |
| Balcony Surface  | ~ 16 m <sup>2</sup>  |
| Terrace surface  | ~ 69 m <sup>2</sup>  |

**CARACTERISTICS**

|                     |                     |
|---------------------|---------------------|
| Number of rooms     | 5.5                 |
| Number of bedrooms  | 4                   |
| Number of bathrooms | 3                   |
| Number of levels    | 2                   |
| Number of balcony   | 1                   |
| Number of terraces  | 2                   |
| Location floor      | 1st floor/2nd floor |
| Costs               | CHF 1'408.-/month   |

**ANNEXES**

- Cellar
- Outdoor covered parking space

**DISTANCES**

|                   |       |
|-------------------|-------|
| Station           | 130 m |
| Public transports | 29 m  |
| Primary school    | 270 m |
| Secondary school  | 270 m |
| Stores            | 19 m  |
| Post office       | 195 m |
| Bank              | 237 m |
| Restaurants       | 20 m  |

**DISTRIBUTION****Ground floor**

- Entrance hall with wall cupboards
- Living and dining area with outside access
- Fully fitted kitchen
- Bedroom currently converted into office with access to terrace
- Shower room/wc
- Balcony and patio

**1st floor**

- Distribution hall
- Master bedroom with private bathroom/wc and dressing room
- 2 guest bedrooms, one with access to the balcony
- Bathroom/wc
- Balcony



**INFORMATION**

|                               |          |
|-------------------------------|----------|
| Number of floors above ground | 6        |
| Year of construction          | 1900     |
| Year of restoration           | 2005     |
| Heating installation          | Radiator |
| Heating system                | Gas      |

**NEIGHBOURHOOD**

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

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Terrace/s
- Loggia
- Covered parking space(s)

**INSIDE CONVENIENCES**

- Lift/elevator
- Separated lavatory
- Cellar

- Fireplace
- Bright/sunny

**EQUIPMENT**

- Furnished kitchen
- Shower
- Bath

**CONDITION**

- Good

**ORIENTATION**

- South

**EXPOSURE**

- Optimal

**VIEW**

- Lake
- Mountains

**STYLE**

- Modern

**FINANCIAL DATA**

|                         |                        |
|-------------------------|------------------------|
| <b>Price</b>            | CHF 2'525'000.-        |
| <b>Price park.ext ①</b> | CHF 35'000.-           |
| <b>Total price</b>      | <b>CHF 2'560'000.-</b> |
| <b>Availability</b>     | To be discussed        |
| <b>Judicial form</b>    | En PPE                 |

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