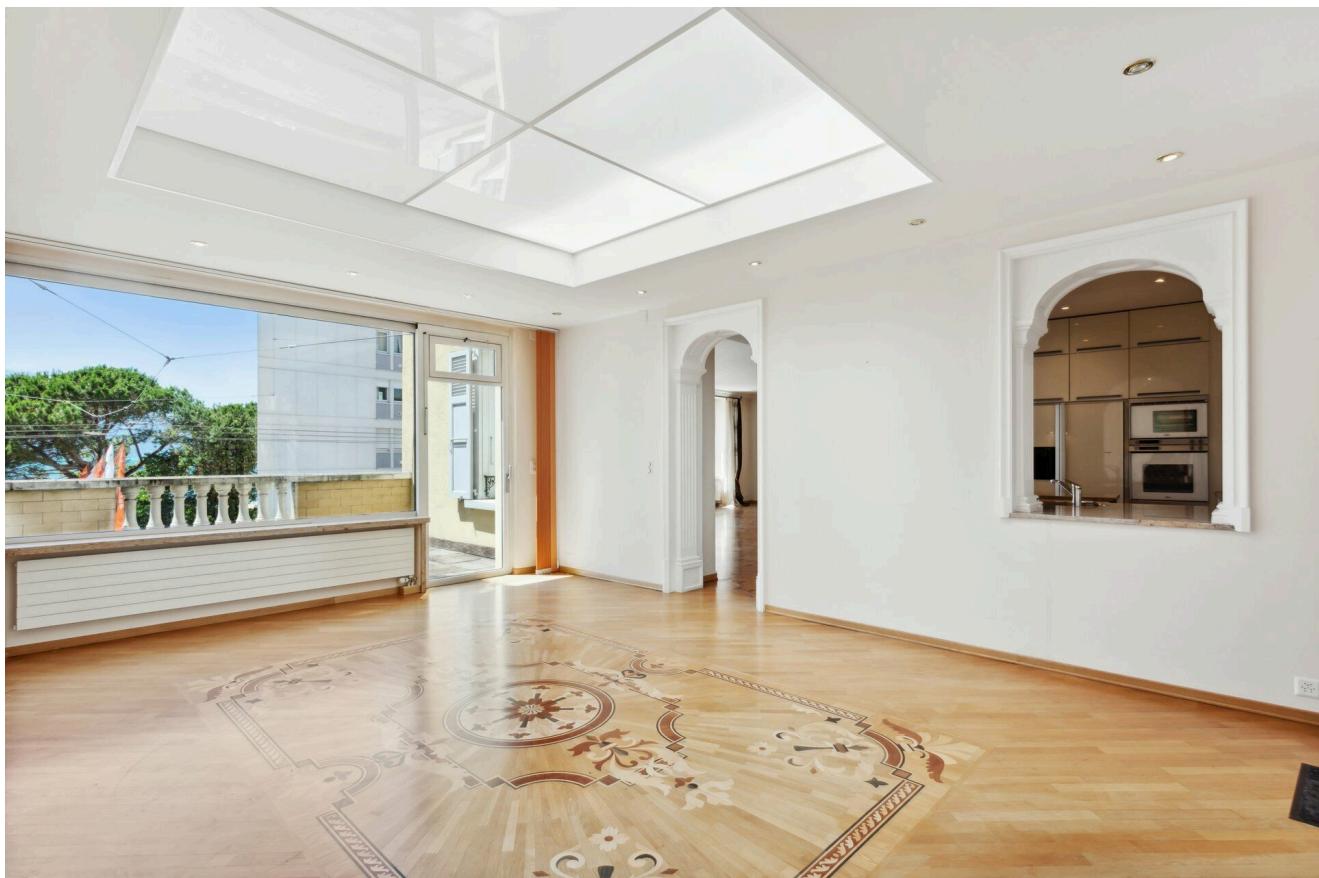


MONTREUX



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 m²

n° ref. **21027**



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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 m² 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 m² balcony, its 31 m² terrace or its pretty 38 m² 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 ²
Weighted Surface	~ 289 m ²
Balcony Surface	~ 16 m ²
Terrace surface	~ 69 m ²

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

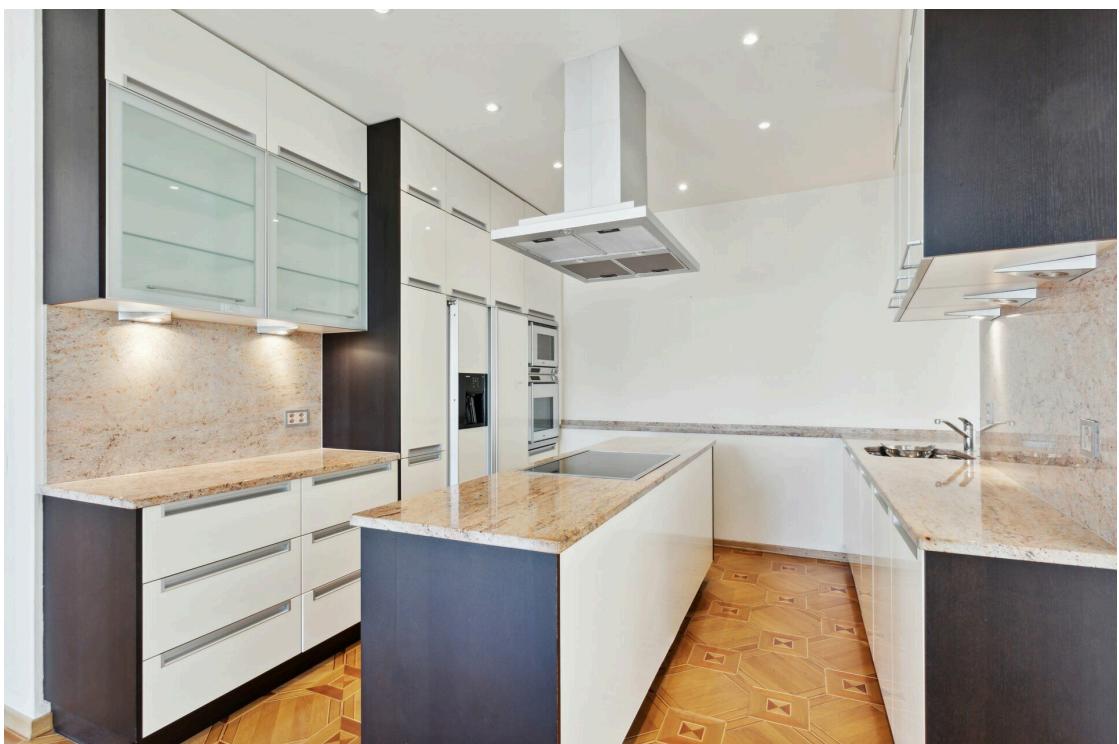
- Modern

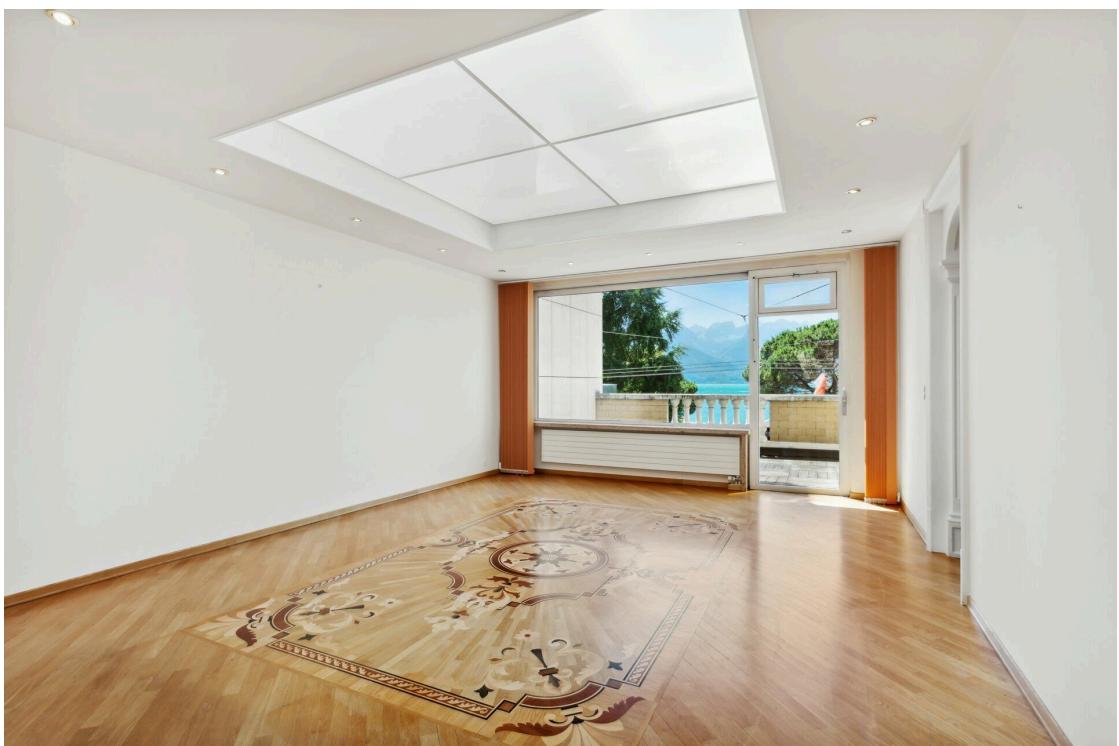
FINANCIAL DATA

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

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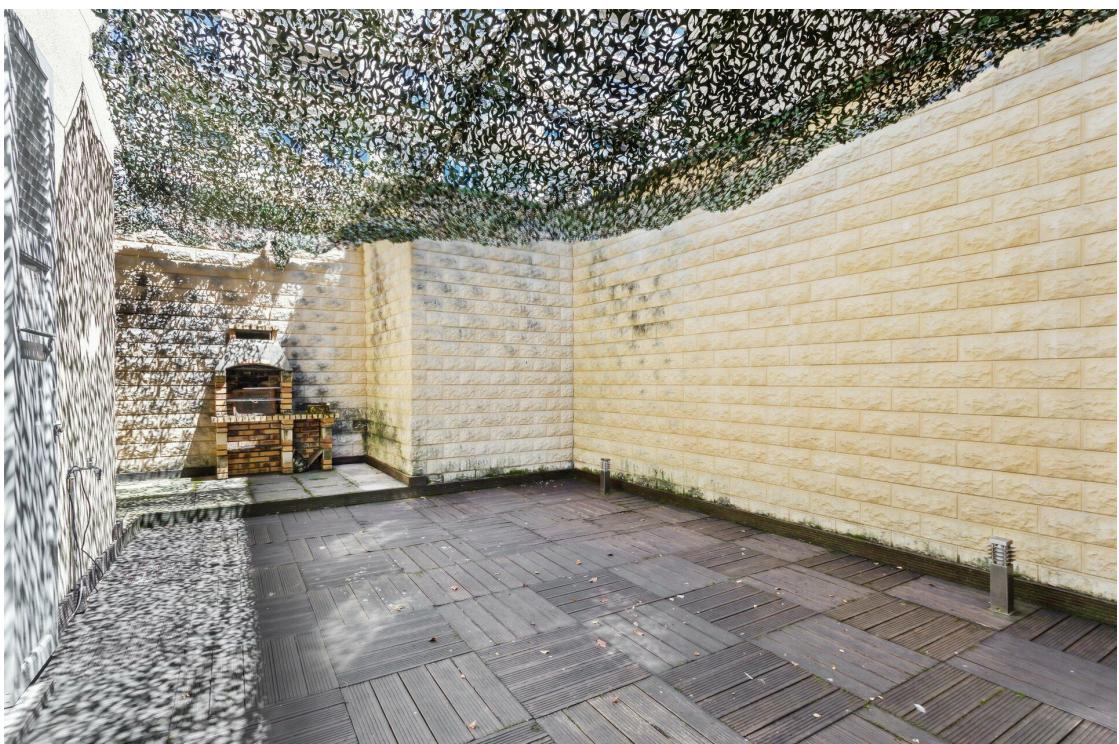
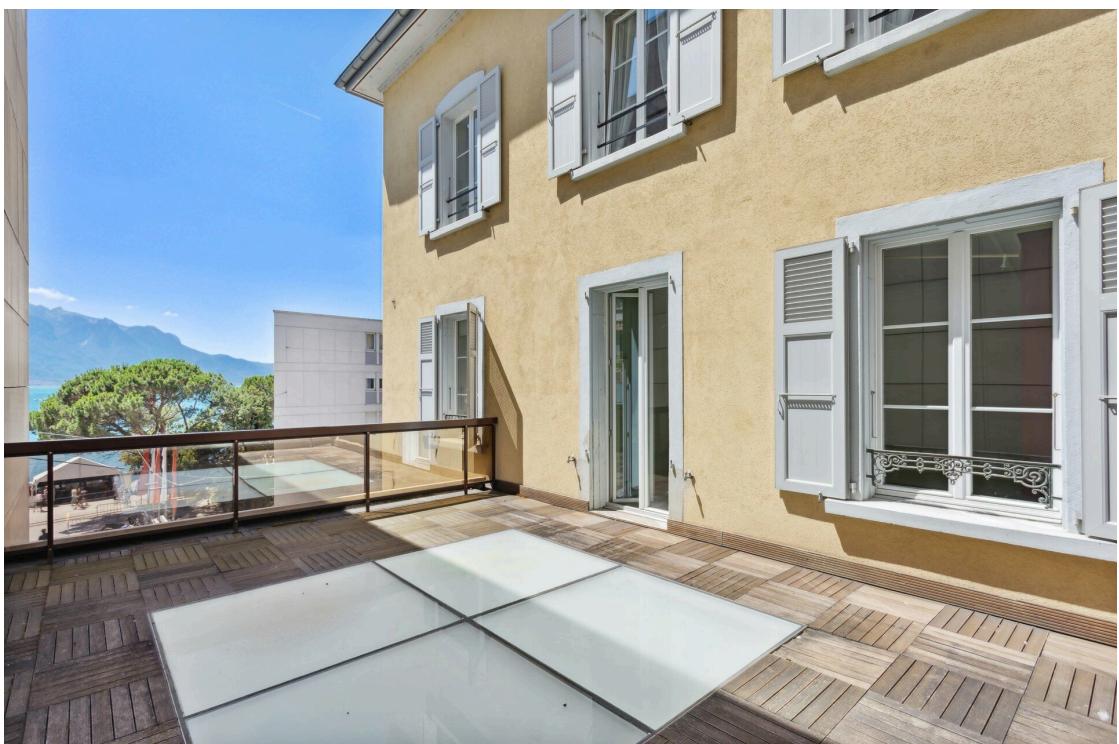


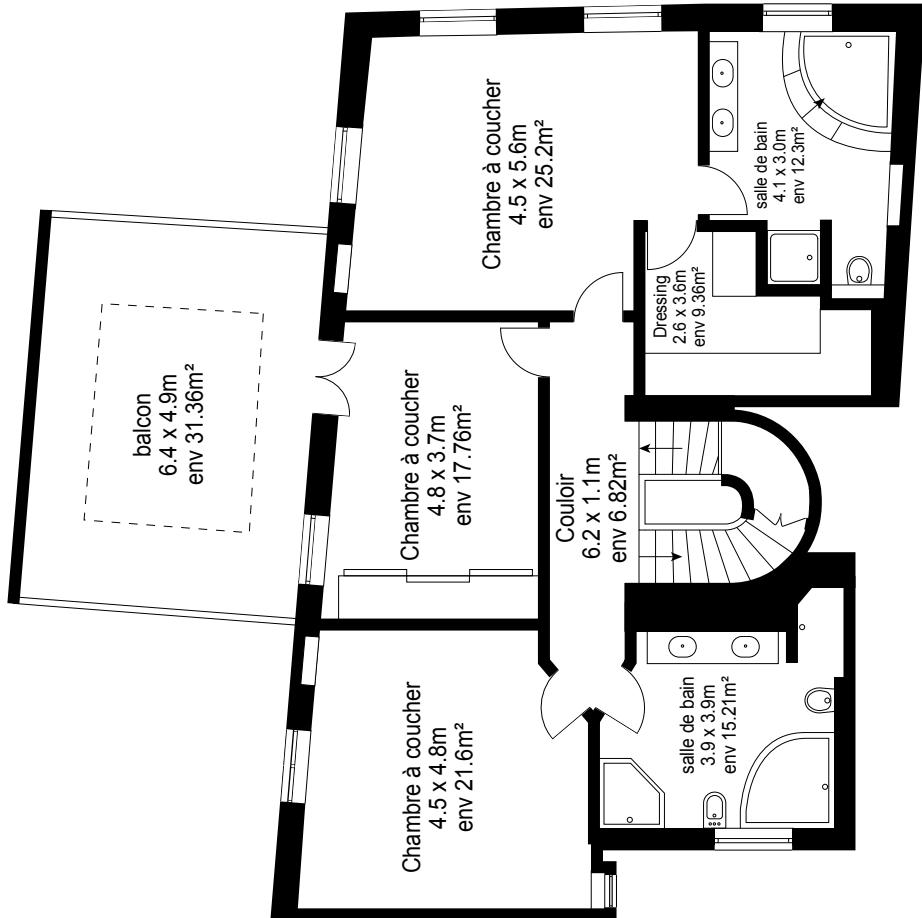




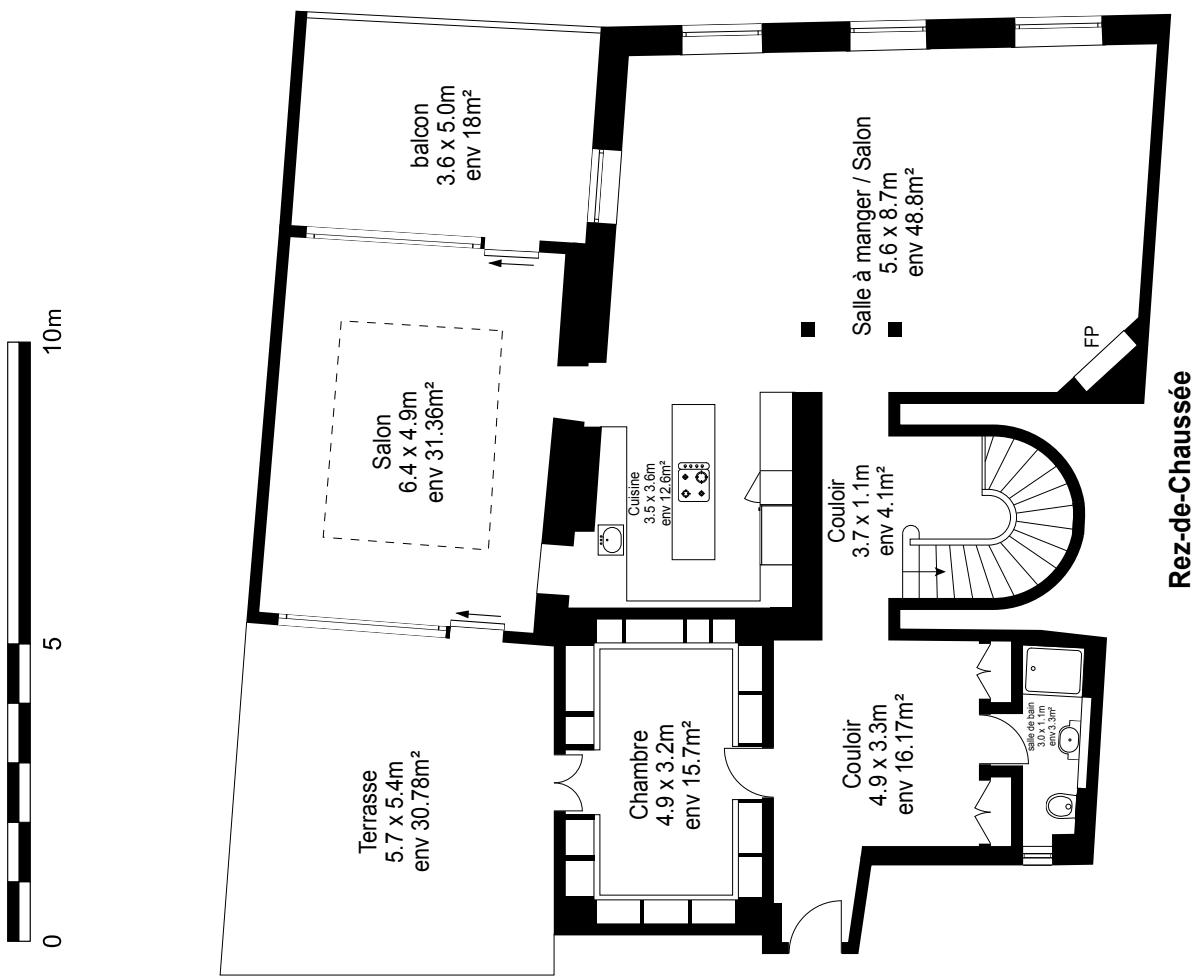
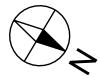








Niveau supérieur



Rez-de-Chaussée