

# MONTREUX



Recent flat with large terrace and balcony in  
the city centre

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**CHF 1'300'000.-**

Price of parking place(s) in addition



4.5



3



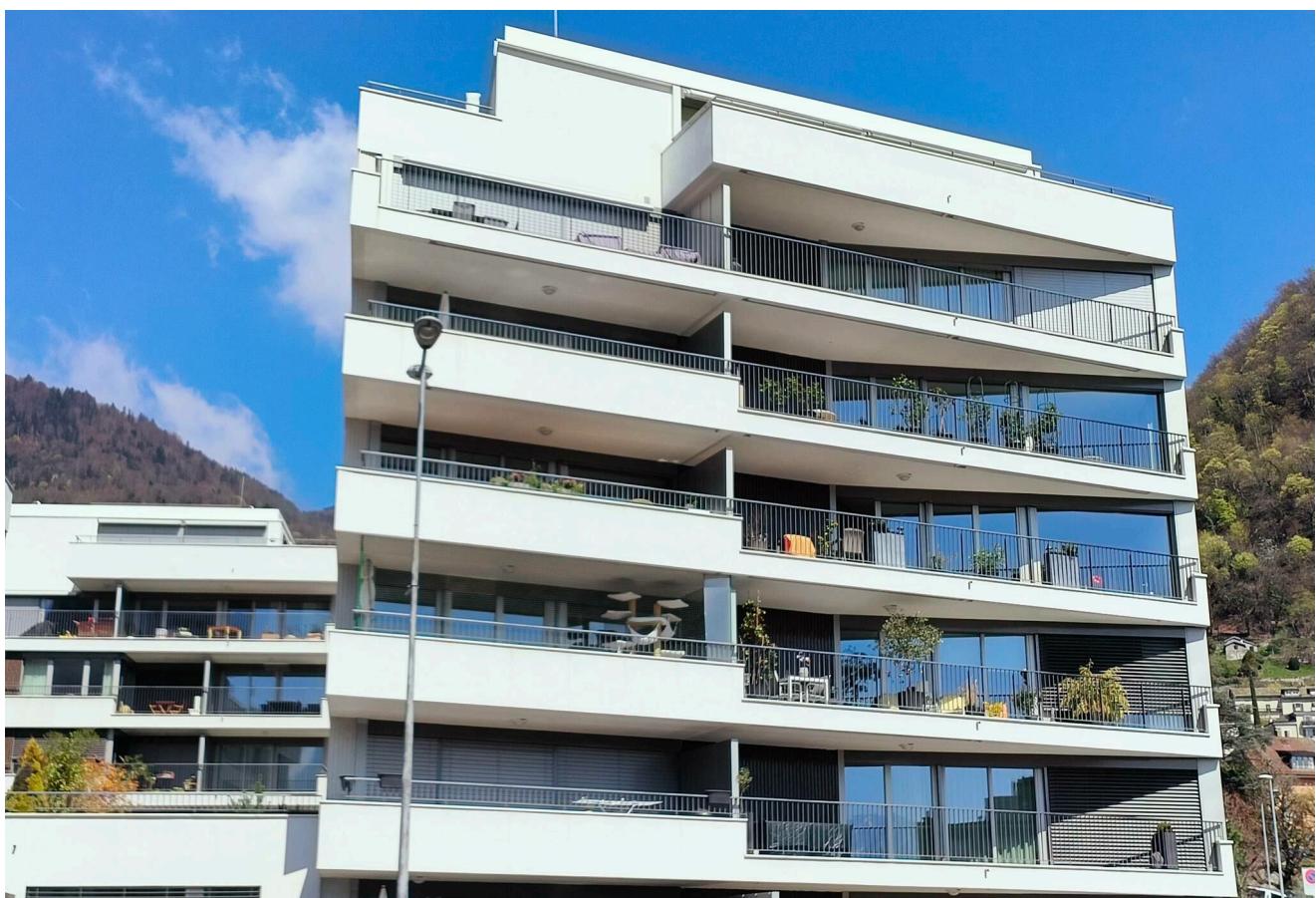
106 m<sup>2</sup>

n° ref. **034147**



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## SITUATION AND DESCRIPTION

Contemporary residence built in the heart of a small urban area in the centre of Montreux and just a stone's throw from the waterfront.

Modern 4.5 room flat with a large balcony and a generous terrace overlooking the lake and mountains.

The living room is south facing and benefits from an optimal luminosity throughout the day thanks to its large windows giving access to the 20 m<sup>2</sup> balcony and the 29 m<sup>2</sup> terrace. This main room is composed of a beautiful kitchen open to the dining/living room and can be isolated from the rest of the flat by an integrated sliding door.

This flat offers an entrance hall with built-in wardrobes, 3 bedrooms, 2 bathrooms and a private laundry room.

A cellar and an interior parking space complete this property.

Authorised for sale as a second home and to foreigners.

## **SURFACES**

Living area	106 m <sup>2</sup>
Weighted Surface	126 m <sup>2</sup>
Balcony Surface	20 m <sup>2</sup>
Terrace surface	29 m <sup>2</sup>

## **CARACTERISTICS**

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Number of balcony	1
Number of terraces	1
Service costs	CHF 483.-/month

## **ANNEXES**

Cellar
Indoor parking space

## **DISTANCES**

Public transports	129 m
Primary school	254 m
Secondary II school	484 m
Stores	262 m
Restaurants	67 m

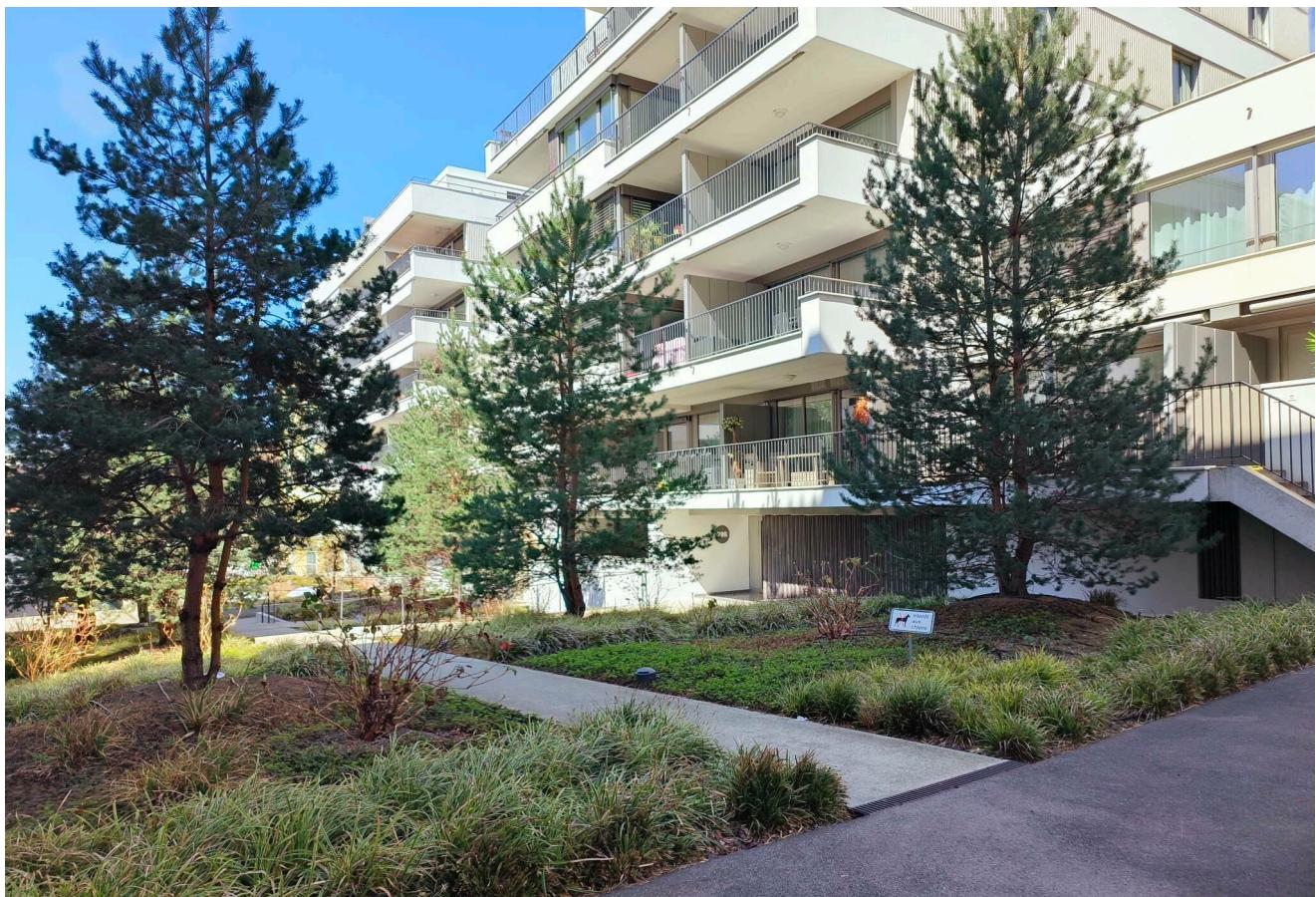
## **DISTRIBUTION**

### **Ground floor**

- Entrance hall with built-in cupboards
- Distribution hall
- 2 children's bedrooms
- 1 shower room/WC
- 1 master bedroom with built-in wardrobes and en-suite bathroom
- 1 storeroom/laundry room
- Kitchen open to dining/living room
- Balcony 20 m<sup>2</sup>
- Terrace 29 m<sup>2</sup>

### **Basements**

- Cellars and underground parking



## **SHOPS/STORES**

Shops and restaurants within 2 minutes walking distance

## **PUBLIC TRANSPORT**

Bus stop at 2 steps from the building

Train station less than 10 minutes walk away

## INFORMATION

Year of construction	2014
Basements	1
Heating installation	Floor

## NEIGHBOURHOOD

- City centre
- Park
- Lake
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Railway station
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- College / University
- International schools
- Public swimming pool
- Tennis centre
- Museum
- Theatre
- Concert hall
- Hospital / Clinic
- Doctor

## OUTSIDE CONVENIENCES

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

## INSIDE CONVENIENCES

- Lift/elevator
- Underground car park
- Open kitchen
- Triple glazing
- Bright/sunny
- With front and rear view

## EQUIPMENT

- Furnished kitchen
- Washing machine
- Dryer
- Private laundry
- Shower
- Bath
- Interphone
- Oversee camera

## FLOOR

- Tiles
- Parquet floor

## CONDITION

- As new

## FINANCIAL DATA

<b>Price</b>	CHF 1'300'000.-
<b>Price park. int. ①</b>	CHF 50'000.-
<b>Total price</b>	<b>CHF 1'350'000.-</b>
<b>Availability</b>	To be discussed

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## ORIENTATION

- South
- West

## EXPOSURE

- Optimal
- All day

## VIEW

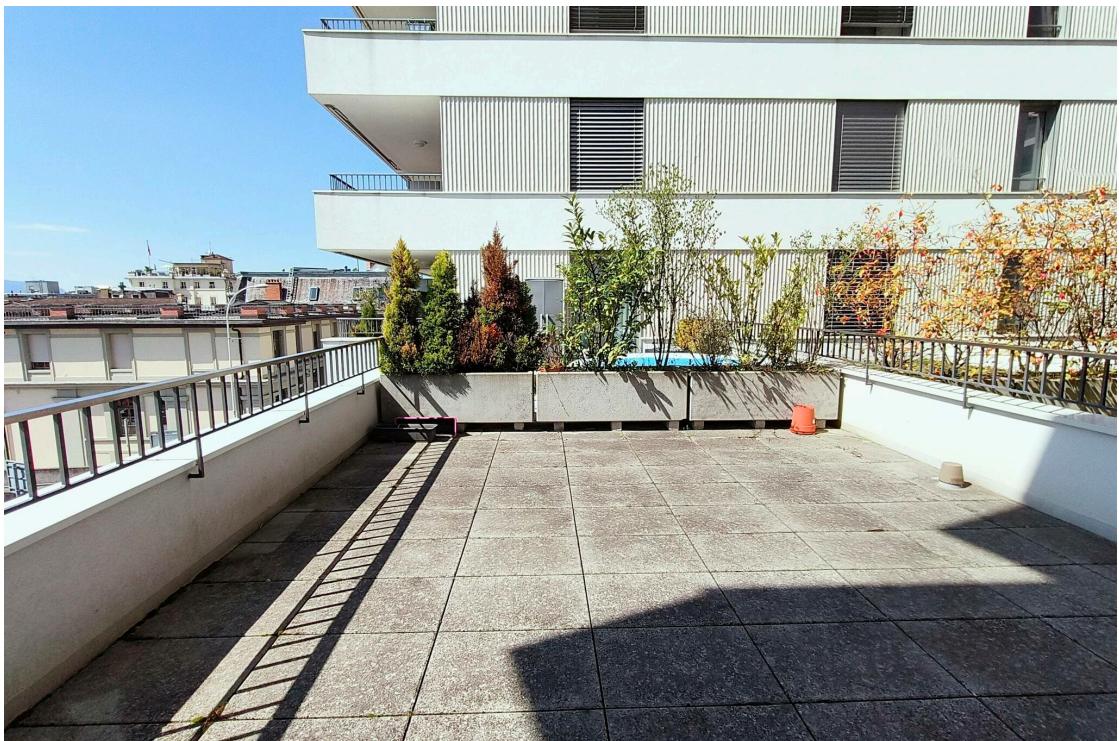
- Nice view
- Clear
- Lake
- Park

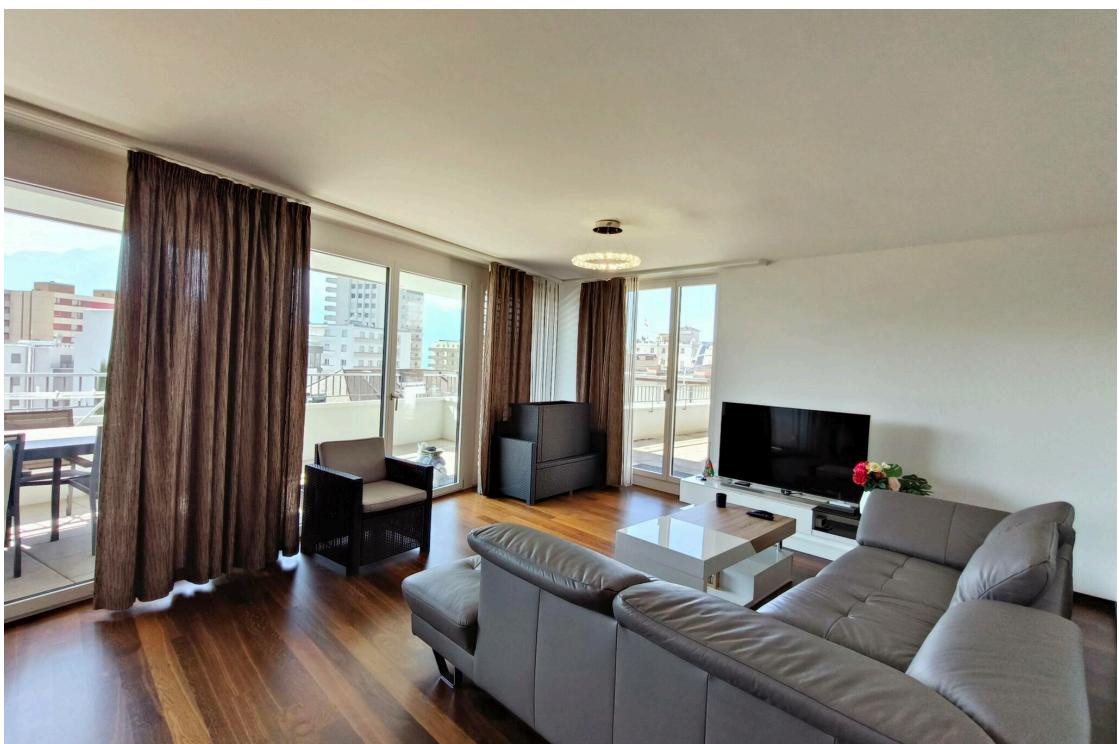
## STYLE

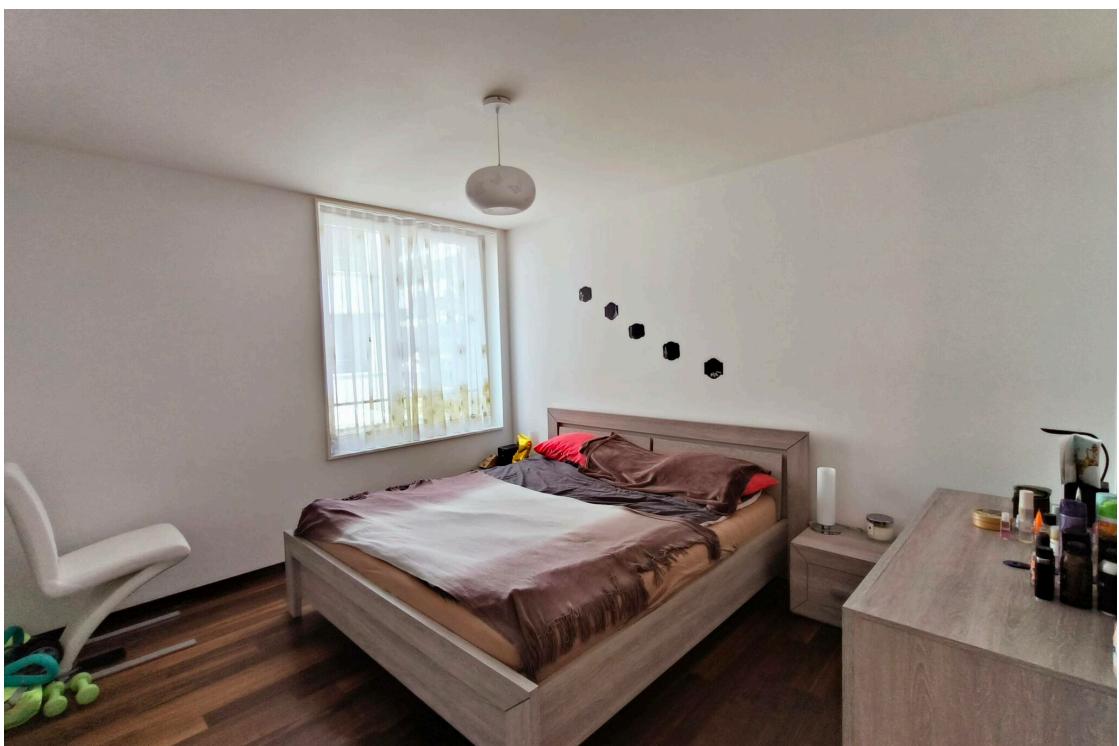
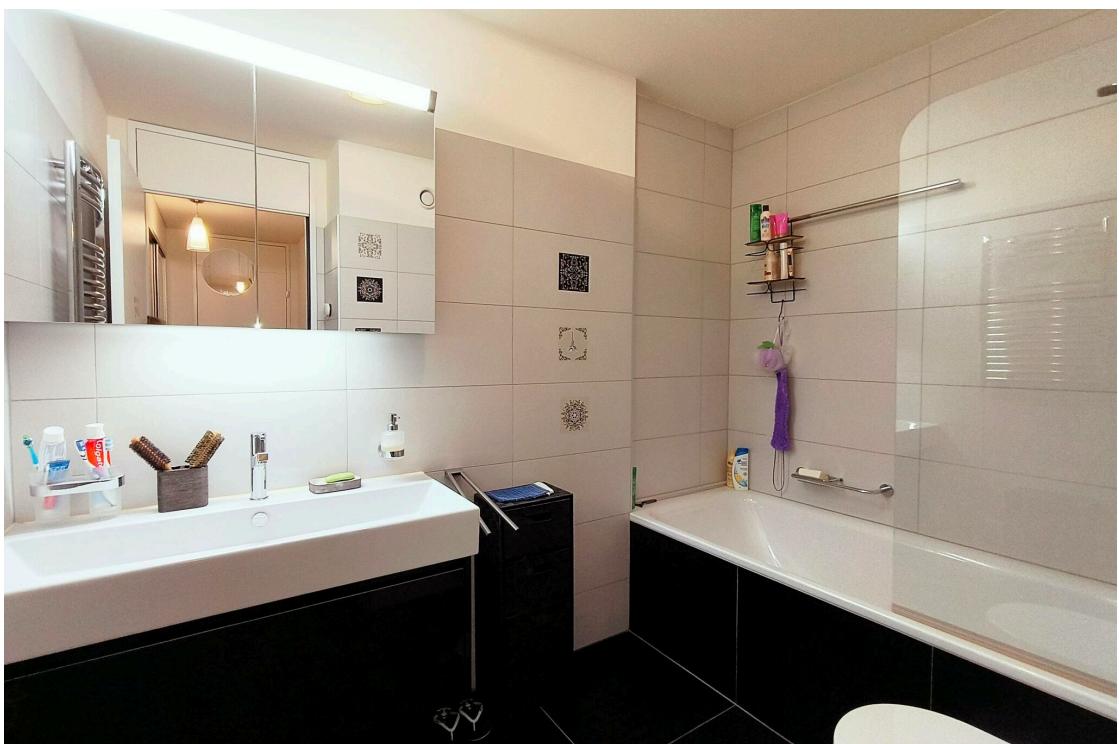
- Modern

## STANDARD

- Minergie®
- Minergie® P







Étage \_\_\_\_\_ 1<sup>er</sup>  
Orientation \_\_\_\_\_ Sud-Ouest  
Pièces \_\_\_\_\_ 4,5

Surface appartement \_\_\_\_\_ 106 m<sup>2</sup>  
Surface balcon \_\_\_\_\_ 20 m<sup>2</sup>  
Surface terrasse \_\_\_\_\_ 29 m<sup>2</sup>  
Surface pondérée \_\_\_\_\_ 126 m<sup>2</sup>

Echelle: 1:75  
Date: 30.10.13  
Modifié: -

