

MONTREUX



Recent flat with large terrace and balcony in
the city centre

CHF 1'300'000.-

Price of parking place(s) in addition



4.5



3



106 m²

n° ref. **034147**



Switzerland | Sotheby's International Realty
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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 m² balcony and the 29 m² 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 ²
Weighted Surface	126 m ²
Balcony Surface	20 m ²
Terrace surface	29 m ²

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 m²
- Terrace 29 m²

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

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

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ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

VIEW

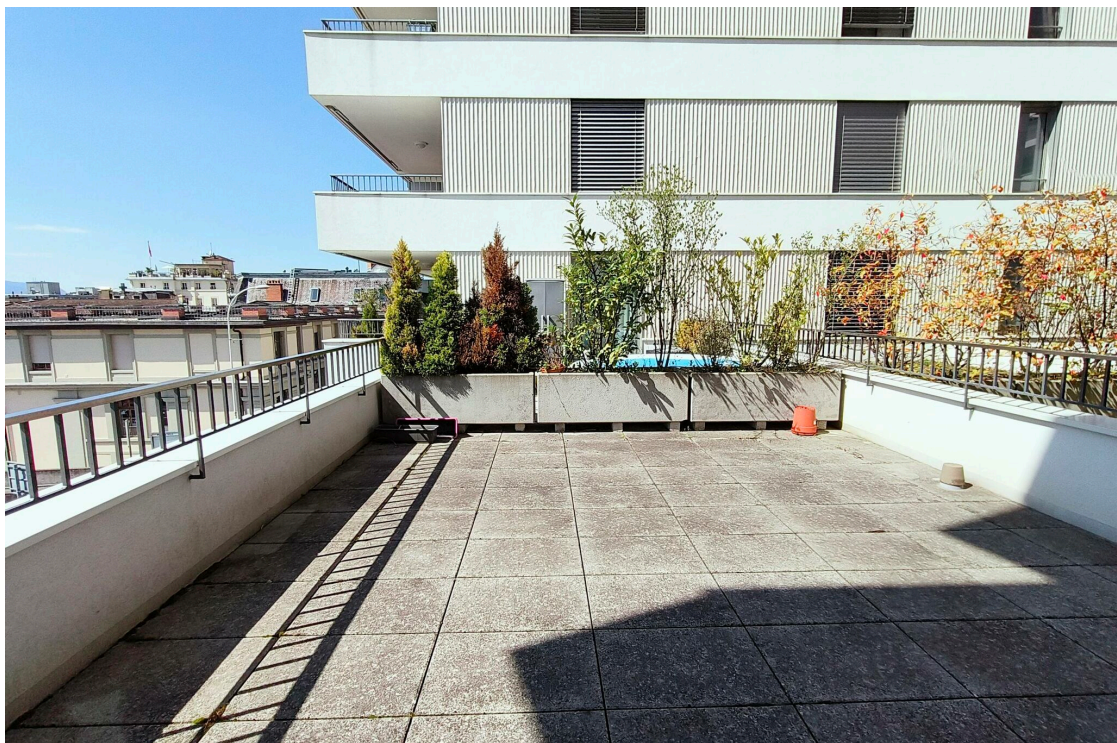
- Nice view
- Clear
- Lake
- Park

STYLE

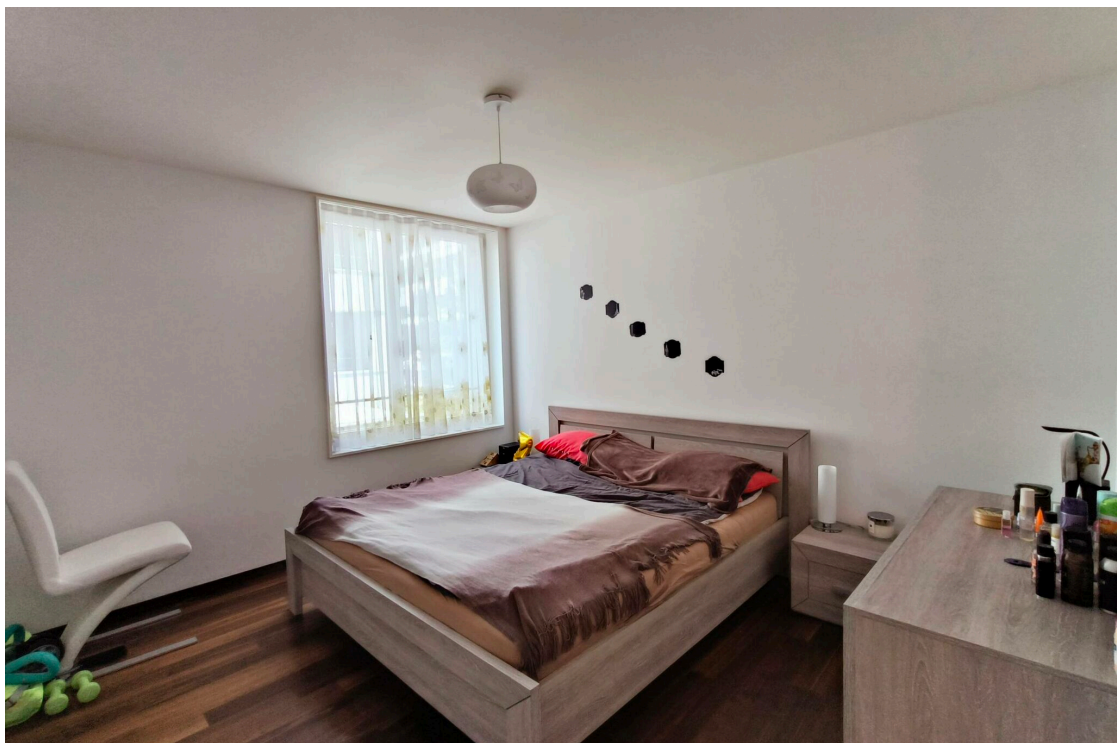
- Modern

STANDARD

- Minergie®
- Minergie® P







Étage _____ 1^{er}
 Orientation _____ Sud-Ouest
 Pièces _____ 4.5

Surface appartement _____ 106 m²
 Surface balcon _____ 20 m²
 Surface terrasse _____ 29 m²
 Surface pondérée _____ 126 m²

Echelle: 1:75
 Date: 30.10.13
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