

MONTREUX



Exclusive to Sotheby's, just a stone's throw
from the lake!

CHF 3'100'000.-

Price of parking place(s) in addition



4.5



3



~136 m²

n° ref. **041076**



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SITUATION AND DESCRIPTION

This magnificent 4.5-room apartment enjoys an idyllic location in the heart of Montreux, just a few steps from the shores of Lake Geneva and its magnificent flower-filled quays. In a quiet environment close to all amenities, you'll find it easy to get around and enjoy the town's many and varied activities, from the famous Jazz Festival in summer to the Christmas Market in winter. Thanks to its privileged location, Montreux enjoys a renowned and much sought-after microclimate. Geneva airport can be reached in an hour by car.

On the upper floors of a contemporary residence, this top-of-the-range property boasts breathtaking panoramic views of the lake and the Alps, which can be admired uninterruptedly from its 23 m² balcony.

Distributed over a living area of around 136 m², the apartment has been designed to let you take full advantage of the exceptional quality of the site.

Particular care has been taken in the choice of materials and finishes. Thanks to its large bay windows and southern exposure, it is bathed in light throughout the day.

A cellar and 2 indoor parking spaces complete the ensemble.

SURFACES

Living area	~ 136 m ²
Weighted Surface	~ 147 m ²
Terrace surface	~ 23 m ²
Ceiling height	~ 250 m

CARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	3
Number of levels	12
Number of terraces	1
Location floor	4th floor
Costs	CHF 650.-/month
Communal tax	65 %

ANNEXES

- Cellar
- 2 indoor parking spaces

DISTANCES

Station	533 m
Public transports	80 m
Primary school	120 m
Stores	80 m
Restaurants	45 m
Park / Green space	29 m

DISTRIBUTION

- Entrance hall with wall cabinets
- Living and dining area with access to balcony
- Fitted kitchen
- Guest toilet
- 3 bedrooms
- 2 shower rooms, one with private laundry area
- Balcony

INFORMATION

Number of floors above ground	10
Year of construction	2013
Basements	2
Heating installation	Floor
Domestic water heating system	Gas
Heating system	Gas

NEIGHBOURHOOD

- City centre
- Mountains
- Lake
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Primary school
- Secondary school
- International schools
- Museum
- Theatre
- Concert hall
- Hospital / Clinic
- Doctor

OUTSIDE CONVENIENCES

- Terrace/s

- Quiet

INSIDE CONVENIENCES

- Wheelchair-friendly
- Lift/elevator
- Underground car park
- Open kitchen
- Guests lavatory
- Cellar
- Bicycle storage
- Built-in closet
- Connected thermostat
- Heating Access
- Double glazing
- Bright/sunny
- With front and rear view
- Natural light

EQUIPMENT

- Furnished kitchen
- Fitted kitchen
- Oven
- Fridge
- Dishwasher
- Bath
- Shower
- Optic fiber
- Interphone
- Security guard
- Caretaker
- Electric garage door

FINANCIAL DATA

Price	CHF 3'100'000.-
Price park. int. @	CHF 100'000.-
Total price	CHF 3'200'000.-
Availability	To be discussed
Judicial form	En PPE

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FLOOR

- Tiles
- Parquet floor

CONDITION

- Very good

ORIENTATION

- South
- West

EXPOSURE

- Optimal

VIEW

- Lake

STYLE

- Modern

MISCELLANEOUS

- With part-time caretaker job















