

MONTREUX



Spacious apartment with balcony and
magnificent view

CHF 1'710'000.-

Price of parking place(s) in addition



5.5



3



~163 m²

n° ref. **039651**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Located in the charming village of Clarens, Montreux, this property is part of the PPE "Résidence des Bosquets de Fontanivent," in a three-unit residential building completed in 2010. Just 350 meters from the Planchamp train station and bus routes 208 and 291, the location offers excellent accessibility while benefiting from the tranquility of a residential area. This spacious 5.5-room apartment, located on the second floor, welcomes you to a bright, modern setting.

With 163 sq.m. of living space, the apartment offers a large living room and dining room, each opening onto its own balcony, providing plenty of light and a pleasant outdoor space. The master suite includes a private shower room and dressing room. Two other spacious and quiet bedrooms share a bathroom. A fully-equipped kitchen completes this well-appointed living space, with a visitor's toilet and a private laundry room.

In the basement, the 20 m² cellar has been converted to offer a unique wellness area with a sauna, a shower, and a laundry column equipped with machines for washing and drying laundry. This property also includes two underground parking spaces

SURFACES

Living area	~ 163 m ²
Weighted Surface	~ 177 m ²

CHARACTERISTICS

Number of rooms	5.5
Number of bedrooms	3
Number of bathrooms	3
Number of toilets	3
Location floor	1st floor

ANNEXES

- 2 indoor parking spaces
- 20 m² cellar with sauna

DISTANCES

Public transports	107 m
Primary school	384 m
Stores	1226 m
Restaurants	162 m

DISTRIBUTION

- Living room with access to a balcony
- Dining room with access to a second balcony
- Kitchen open and arranged on the dining room
- Master bedroom with dressing room and private shower room/WC
- 2 Bedrooms
- Bathroom with W.C.
- Visitor W.C

INFORMATION

Number of floors above ground 2
Year of construction 2010

NEIGHBOURHOOD

- Villa area
- Green
- Railway station
- Bus stop
- Highway entrance/exit

OUTSIDE CONVENIENCES

- Balcony/ies
- Garden in co-ownership

INSIDE CONVENIENCES

- Lift/elevator
- Underground car park
- Guests lavatory
- Cellar
- Sauna
- Double glazing
- Bright/sunny

EQUIPMENT

- Furnished kitchen
- Private laundry
- Bath
- Shower

FLOOR

- Tiles
- Parquet floor

CONDITION

- Very good

ORIENTATION

- South
- West

EXPOSURE

- Optimal

VIEW

- Nice view
- Lake
- Mountains

FINANCIAL DATA

Price	CHF 1'710'000.-
Price park. int. @	CHF 80'000.-
Total price	CHF 1'790'000.-
Availability	To be discussed
Judicial form	En PPE

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