

MONTREUX



In the heart of Montreux apartment with lake view

CHF 1'640'000.-

Price of parking place(s) in addition



4.5



3



~142 m²

n° ref. **043450**

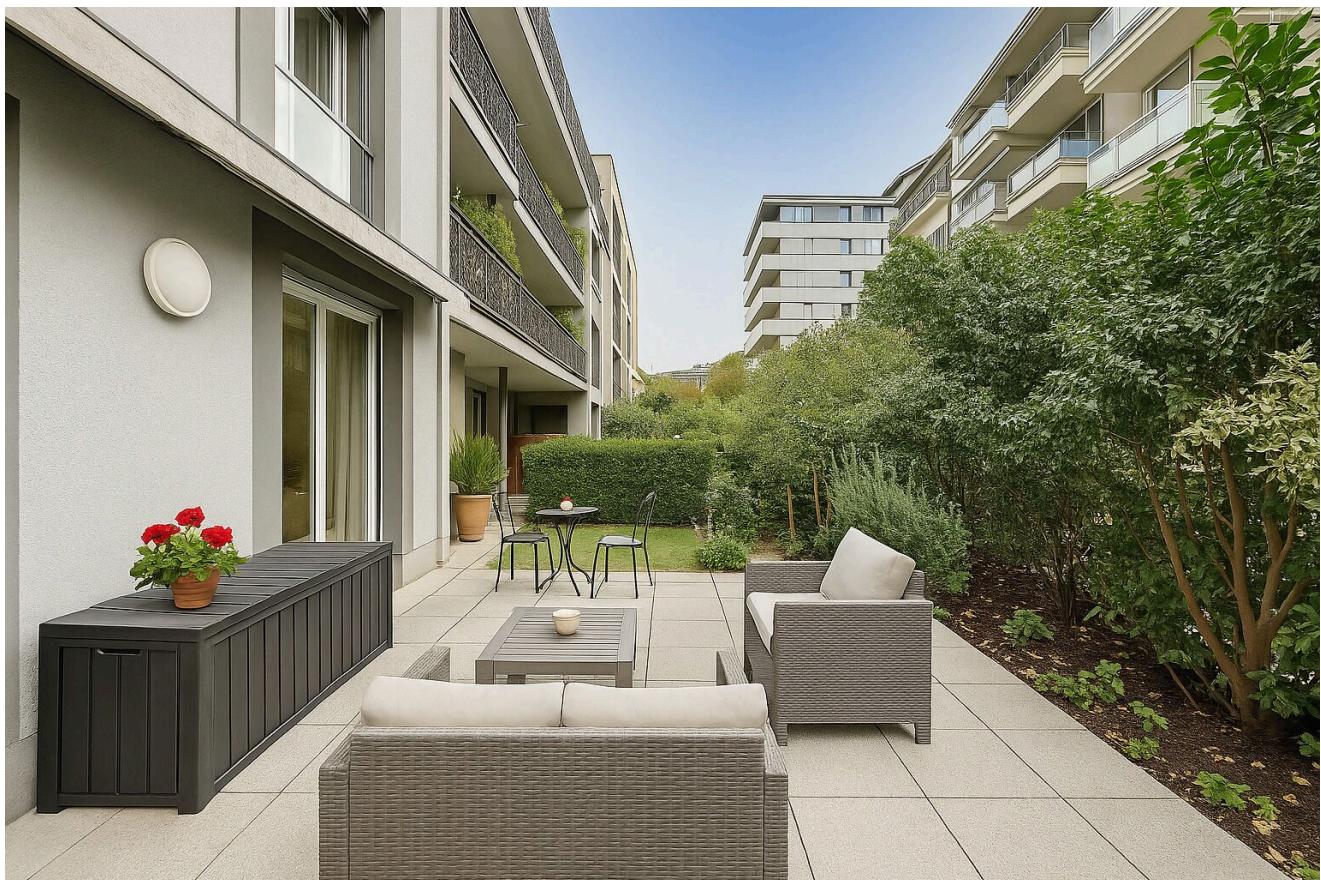


Switzerland | Sotheby's International Realty
Rue du Théâtre 7 bis, 1820 Montreux

Charlie Gardien

+41 79 854 95 32

charlie.gardien@swsir.ch



SITUATION AND DESCRIPTION

This beautiful 4.5-room through-apartment currently being rented is located on the 3 floor of a building ideally placed in the heart of Montreux. Its well-thought-out layout intelligently separates living and sleeping areas, offering comfort and functionality.

The entrance hall leads to a kitchen opening onto the spacious living room, forming a bright, convivial living space. From this space, one enjoys a pleasant view of Lake Geneva via its bay windows, as well as of Montreux's famous market square.

The night space includes 4 comfortable bedrooms, 2 of which with direct access to a large southeast-facing terrace, ideal for outdoor dining or moments of relaxation. Two bathrooms - one with shower, the other with bathtub and shower - both accommodating a toilet.

In the immediate vicinity of shops, public transport and the lakeside, this apartment combines a privileged location, beautiful volumes and quality of life. A cellar completes this rare property on the Montreux market.

The apartment is rented for CHF 4,000 300 in charges
Net return on equity (25%) = 10.8%

In addition to the sale price, an indoor parking space completes this property.

SURFACES

Living area	~ 142 m ²
Useful surface	~ 154 m ²

CARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Number of toilets	3
Number of terraces	1
Location floor	3rd floor
Costs	CHF 5'461.-/year
Communal tax	65 %

ANNEXES

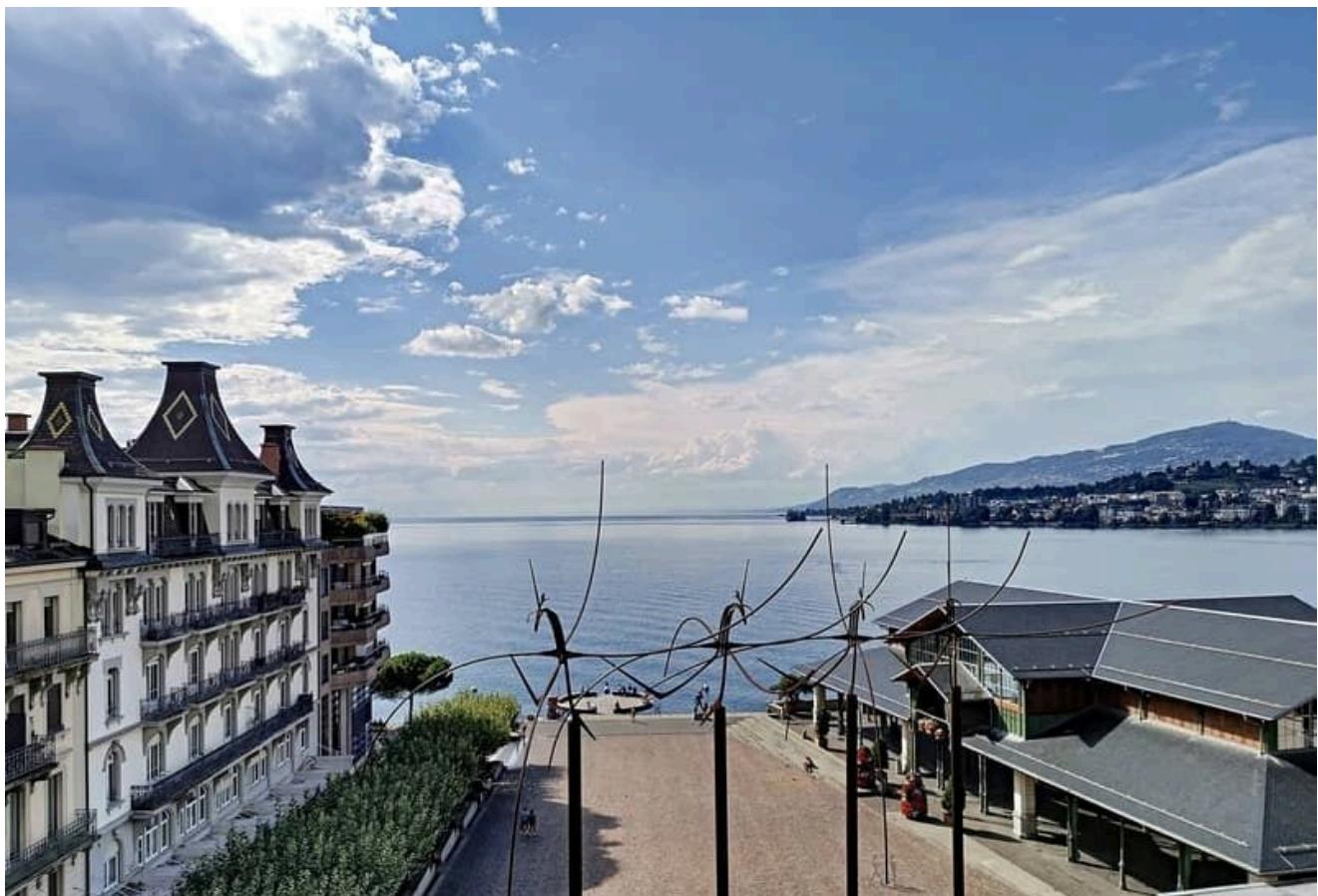
- **Private cellar.**
- **One indoor parking space** extra.

DISTANCES

Public transports	36 m
Primary school	243 m
Stores	50 m
Restaurants	32 m

DISTRIBUTION

- **Vast, welcoming entrance hall** with storage.
- **Spacious living room dining room**, open and convivial.
- **Open kitchen**, ideal for living shared moments to the full.
- **Elegant master suite**: bedroom, **integrated dressing room** and bathroom with **jacuzzi**.
- **Two additional large bedrooms**, each with direct access to the terrace.
- **Functional shower room/WC guest WC**.



LOCATION

Located in the heart of downtown Montreux, this address enjoys a privileged location, combining urban dynamism with everyday comfort. Shops, schools and services are just a few steps away, and the **Montreux train station** provides quick access to Lausanne, Vevey and Aigle. Direct rail links also provide convenient access to **Geneva and its airport**, facilitating regional and international travel.

The location also appeals for its proximity to **hiking trails and Lake Geneva**, offering numerous opportunities for walks, water sports and outdoor recreation. This setting thus combines **urban comfort, efficient mobility and exceptional lakeside quality of life**.

MUNICIPALITY

Located on the eastern shore of **Lake Geneva**, in the canton of Vaud, **Montreux** is a commune renowned for its mild climate, generous sunshine and the beauty of its landscape blending lake and mountains. It stretches from the lakeside plain to the foothills of the **Alpes vaudoises**, offering a diversity of panoramas and residential districts. The town enjoys remarkable **accessibility** thanks to its rail and road network. Montreux station is served by regional and national trains, providing rapid access to **Lausanne, Vevey, Aigle**, as well as **Geneva and its international airport**. The nearby A9 freeway links the Vaud Riviera to Martigny, Sion and the Rhône Valley, making it easy to get around by car.

Montreux offers a wide range of **services and infrastructure**: primary and secondary schools, private establishments, crèches, sports and cultural centers. The commune also boasts easily accessible

health facilities, shops and shopping centers.

This magnificent city is world-famous for its **jazz festival**, but it also offers a varied cultural scene with iconic venues such as the **Montreux Comedy Club**, the **MIGS - Montreux International Guitar Show**, and the **Freddie Mercury tribute event**, which attract large numbers of visitors every year. The city also boasts museums, theaters and concert halls to enrich cultural life throughout the year.

The proximity of the **Lake Geneva** offers sailing, while the surrounding mountains offer numerous **hiking, mountain biking and skiing opportunities**. Terraced vineyards and the surrounding villages complete the region's appeal for nature and heritage lovers.

Montreux combines **a dynamic urban setting** with an **exceptional natural environment**. The commune attracts families, working people and retirees for its comfort, safety and quality of life. Downtown neighborhoods offer close proximity to services, while hilltop areas guarantee tranquility, panoramic views of the lake and Mont Blanc, and easy access to green spaces and vineyards.

INFORMATION

Year of construction	2009
Heating installation	Floor
Domestic water heating system	Gas
Heating system	Gas

NEIGHBOURHOOD

- City centre
- Lake
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- College / University
- International schools
- Sports centre
- Tennis centre
- Hospital / Clinic
- Medical home

- Doctor

OUTSIDE CONVENIENCES

- Terrace/s
- Parking
- From road

INSIDE CONVENIENCES

- Lift/elevator
- Underground car park
- Open kitchen
- Separated lavatory
- Cellar
- Jacuzzi
- Built-in closet
- Double glazing
- Bright/sunny

EQUIPMENT

- Fitted kitchen
- Shower
- Bath

FLOOR

- Tiles

CONDITION

- As new

ORIENTATION

- West

FINANCIAL DATA

Price	CHF 1'640'000.-
Price park. int. ①	CHF 50'000.-
Total price	CHF 1'690'000.-
Availability	To be discussed
Judicial form	En PPE

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EXPOSURE

- Good
- All day
- In the evening

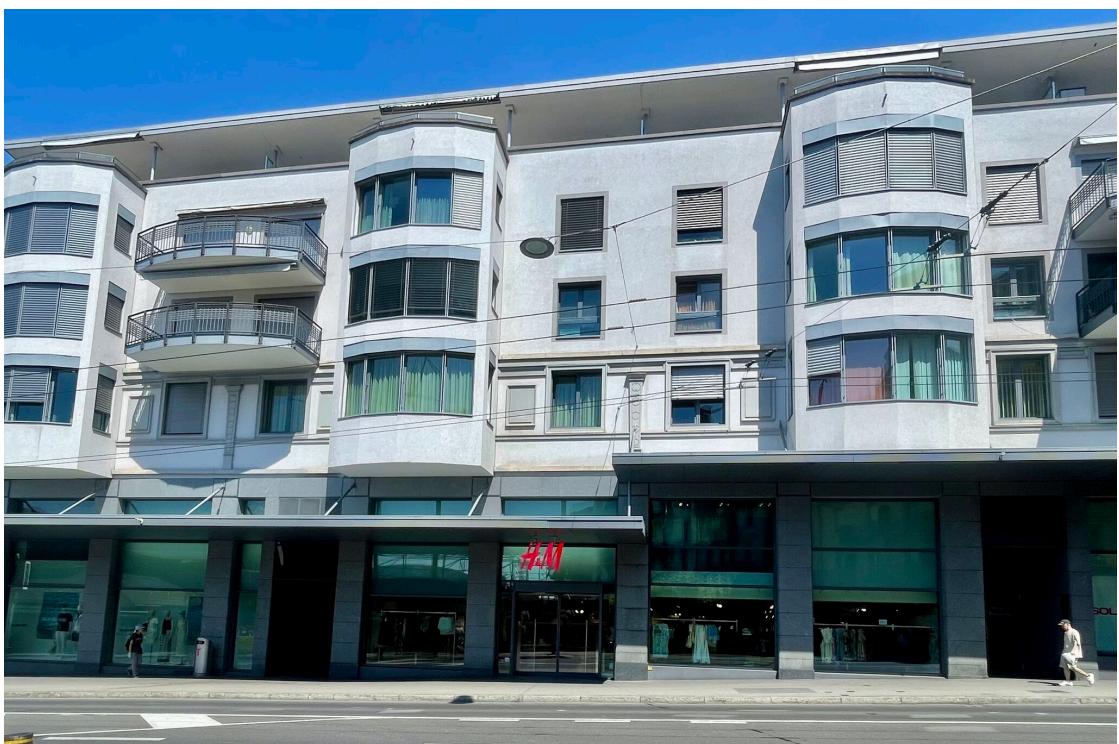
VIEW

- Unobstructed
- Lake





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