

# MONTREUX



Charming apartment with terrace and  
swimming pool

**CHF 1'210'000.-**

Price of parking place(s) in addition



4.5



3



~122 m<sup>2</sup>

n° ref.

**5616295\_039773**



**Switzerland | Sotheby's International Realty**  
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## SITUATION AND DESCRIPTION

This charming apartment is ideally located in the heart of a quiet residential area, in a small condominium surrounded by greenery, far from any nuisance. It offers 4.5 rooms spread over 122 m<sup>2</sup> of living space. The centerpiece of this property is undoubtedly its spacious 156 m<sup>2</sup> terrace, offering breathtaking views of the lake and surrounding mountains. Thanks to its south-east orientation, the apartment enjoys plenty of natural light throughout the day.

The residence, built in 2003, overlooks the town of Montreux and offers a privileged living environment. It also boasts an outdoor swimming pool, perfect for moments of relaxation and leisure in complete tranquillity. This environment, combining urban proximity and the tranquility of a natural setting, makes it an ideal place to live.

This property is complemented by an indoor parking space and a cellar. It is also possible to acquire this apartment as a second home, even for non-Swiss residents

**SURFACES**

Living area	~ 122 m <sup>2</sup>
Weighted Surface	~ 174 m <sup>2</sup>
Terrace surface	~ 156 m <sup>2</sup>

**CHARACTERISTICS**

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	3
Number of toilets	3
Number of levels	1
Number of terraces	1
Location floor	Lower ground floor
Costs	CHF 937.-/month

**ANNEXES**

- 1 indoor parking space

**DISTANCES**

Public transports	94 m
Primary school	994 m
Stores	479 m
Restaurants	209 m

**DISTRIBUTION**

- Entrance hall
- Living room with access to terrace
- Kitchen opening onto dining area
- Bedroom with dressing room and en-suite bathroom
- 2 Bedrooms
- Shower room with WC
- Guest WC



Switzerland

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## INFORMATION

Year of construction  
Heating installation  
Heating system

2003  
Floor  
Gas

- Caretaker
- Controlled ventilation

## NEIGHBOURHOOD

- Green
- Residential area
- Bus stop
- Primary school

## OUTSIDE CONVENIENCES

- Terrace/s
- Garden in co-ownership
- Quiet
- Common pool

## INSIDE CONVENIENCES

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

## EQUIPMENT

- Fitted kitchen
- Code door
- Videophone

## FLOOR

- Tiles
- Parquet floor

## CONDITION

- Very good

## ORIENTATION

- South
- East

## EXPOSURE

- Optimal

## VIEW

- Lake
- Mountains

## FINANCIAL DATA

<b>Price</b>	CHF 1'210'000.-
<b>Price park. int. ①</b>	CHF 40'000.-
<b>Total price</b>	<b>CHF 1'250'000.-</b>
<b>Availability</b>	To be discussed
<b>Judicial form</b>	En PPE

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