

# BOUVERET



5.5-room through apartment with lake view

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**CHF 990'000.-**

Price of parking place(s) in addition



5.5



4



~152 m<sup>2</sup>

n° ref.

**5710980\_045030**



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## SITUATION AND DESCRIPTION

Located in the privileged setting of the Marina du Bouveret, this walk-through apartment offers a unique living environment combining comfort, brightness and lake views. Its exceptional location allows you to enjoy a peaceful environment while remaining in close proximity to amenities, transport and the waterfront.

The apartment is spread over a single level and features a harmonious layout, designed to offer both space and functionality. Right from the entrance, a welcoming hall leads to a vast living space featuring a living room and dining room bathed in natural light. The modern, ergonomic kitchen blends in perfectly with the rest of the space, and boasts plenty of storage space. A guest toilet completes the living area. The loggia, accessible from the living room, is a true extension of the living space and offers a pleasant view of the lake and the Vaud Riviera.

The night area includes four spacious, comfortable bedrooms. Among them, a master suite has its own bathroom with WC, offering an intimate and independent space. Two bright bedrooms. An additional shower room, equipped with WC and washing column, completes this space and enhances the comfort of the dwelling.

A practical storeroom at the entrance optimizes storage and interior organization.

An outdoor parking space is available in addition to the selling price at CHF 15'000.-.

Thanks to its functional layout, unobstructed lake views and meticulous finishes, this apartment represents a great opportunity within a sought-after, soothing residential environment.

## **SURFACES**

Living area ~ 152 m<sup>2</sup>

## **CARACTERISTICS**

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	2
Number of toilets	3
Number of balcony	1
Location floor	2nd floor

## **ANNEXES**

- Outside parking not included
- Purchase of up to 7 moorings from CHF 68,000 to CHF 112,000 for the largest. Great investment opportunity, moorings are rare on Lake Geneva, and are all rented

## **DISTANCES**

Public transports	361 m
Primary school	324 m
Stores	746 m
Restaurants	269 m

## **DISTRIBUTION**

- Entrance
- Reduct
- Visitor toilet
- Dining area
- Spacious central kitchen
- Living area
- Large loggia
- 4 bedrooms including one suite with dressing room and bathroom with wc
- Shower room with wc and laundry column connection



## LOCATION

The property is located in **Bouveret, in the Marina**, a privileged setting on the shores of Lake Geneva. The commune offers excellent sunshine, quick access to the A9 freeway and efficient public transport (train and bus). Close to shops, restaurants and beaches, the location is ideal for vacationing or main residence.

## INFORMATION

Year of construction	2006
Number of flats	1
Heating installation	Floor
Domestic water heating system	Gas
Heating system	Gas

- Doctor
- Near customs

## OUTSIDE CONVENIENCES

- Loggia
- Parking
- Boat moor

## NEIGHBOURHOOD

- Village
- Park
- Mountains
- Lake
- Harbour
- Marina
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Near a golf course
- Tennis centre
- Hiking trails
- Soccer pitch
- Water park

## INSIDE CONVENIENCES

- Lift/elevator
- Open kitchen
- Double glazing
- Bright/sunny
- With front and rear view
- Natural light
- Traditional solid construction

## EQUIPMENT

- Fitted kitchen
- Furnished kitchen
- Washing machine
- Dryer
- Shower
- Bath

## FLOOR

- Tiles
- Parquet floor

## CONDITION

- To be refurbished

## FINANCIAL DATA

<b>Price</b>	CHF 990'000.-
<b>Price park.ext ①</b>	CHF 15'000.-
<b>Total price</b>	<b>CHF 1'005'000.-</b>
<b>Availability</b>	To be discussed

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## ORIENTATION

- South

## EXPOSURE

- Favourable
- All day

## VIEW

- Lake
- Park
- Forest
- Mountains

## STYLE

- Modern









