

MONTREUX



"Le National" in Montreux - Luxury and
breathtaking lake view

CHF 2'300'000.-

Price of parking place(s) in addition



2.5



1



~111 m²

n° ref.

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SITUATION AND DESCRIPTION

A SWITZERLAND SOTHEBY'S EXCLUSIVE

Ideally located in Montreux, just a stone's throw from the waterfront, city center, shops and train station, this apartment is in the region's most exclusive residence: "**Le National**". A former emblematic palace that has been completely restored, this exceptional building combines historic architecture, top-of-the-range amenities and a privileged living environment.

Residents benefit from infrastructures worthy of a five-star hotel: heated indoor pool, hammam, sauna, fitness room, treatment room, as well as a concierge service. All this in a quiet, secure and perfectly maintained environment.

This 2.5-room apartment (131 sq.m.) originally had two bedrooms, one of which has been converted into a dining room. However, it is still possible to recreate the

second bedroom to suit your needs. The materials and finishes are of a high standard, with generous volumes and high ceilings.

It should be noted that it would be entirely possible to reconstitute the original distribution (3.5 p) by creating a second bedroom, according to everyone's needs.

The living area opens onto a spacious 60 m² terrace, a true outdoor extension, ideal for enjoying the calm and elegance of the location.

A double parking space in the underground garage and a cellar complete this exceptional property.

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SURFACES

Living area	~ 111 m ²
Weighted Surface	~ 131 m ²
Terrace surface	~ 60 m ²

CARACTERISTICS

Number of rooms	2.5
Number of bedrooms	1
Number of bathrooms	2
Number of toilets	2
Number of terraces	1
Location floor	1st floor
Costs	CHF 944.-/month

ANNEXES

- Indoor parking space
- Wine cellar
- Cellar

DISTANCES

Public transports	49 m
Primary school	170 m
Stores	192 m
Restaurants	114 m

DISTRIBUTION

- Fully equipped open kitchen
- Spacious living room
- Dining area
- Bedroom with shower room/WC
- Shower room/WC
- Terrace (south facing) of 60 m²



CONSTRUCTION

The work of Vevey architects Ernest Burnat and Charles Nicati, the Hôtel National de Montreux, built in 1874 in the French Renaissance style, was raised in 1898 by Eugène Jost to offer a spectacular view of the Dents-du-Midi. Now disused, it has been transformed into a luxury real estate complex.

The modern, spacious apartments all enjoy breathtaking views of Lake Geneva and the Dents-du-Midi, with services worthy of a palace: housekeeping, dry-cleaning, catering, sports coach, babysitting, car cleaning, and more. The residence also boasts a Spa with hammam, sauna, indoor counter-current pool, Jacuzzi, fitness and massage room.

INFORMATION

Year of construction	1873
Year of restoration	2007
Heating installation	Floor
Heating system	Gas

NEIGHBOURHOOD

- City centre
- Green
- Park
- Mountains
- Lake
- Harbour
- Marina
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Preschool
- Primary school
- Secondary school
- College / University
- International schools
- Ski resort
- Indoor swimming pool
- Bike trail

- Museum
- Theatre
- Concert hall
- Religious monuments

OUTSIDE CONVENIENCES

- Terrace/s
- Garden in co-ownership
- Quiet
- Covered parking space(s)
- Garage
- Sauna
- Swimming pool
- Jacuzzi
- Common pool

INSIDE CONVENIENCES

- Wheelchair-friendly
- Lift/elevator
- Underground car park
- Open kitchen
- Guests lavatory
- Cellar
- Wine cellar
- Sauna
- Jacuzzi
- Hammam
- Fitness room
- Swimming pool
- Spa
- Common pool

FINANCIAL DATA

Price	CHF 2'300'000.-
Price park. int. ①	CHF 50'000.-
Total price	CHF 2'350'000.-
Availability	To be discussed
Judicial form	En PPE

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- Double glazing
- Bright/sunny
- Natural light

EQUIPMENT

- Fitted kitchen
- Washing machine
- Dryer
- Private laundry
- Shower
- Alarm
- Interphone
- Code door
- Oversee camera
- Caretaker
- Armoured door
- Ventilation

FLOOR

- Tiles
- Parquet floor

CONDITION

- As new
- Very good

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Unobstructed
- Panoramic
- Lake
- Mountains
- Alps













