

# CLARENS



Exclusive! Splendid apartment in 1st line lake  
with beautiful view

**CHF 1'150'000.-**



2.5



1



~67.5 m<sup>2</sup>

n° ref. **046112**



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INTERNATIONAL REALTY



## SITUATION AND DESCRIPTION

A SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY EXCLUSIVE!

Located on the 1st lake line in Clarens/Montreux, this 2.5-room apartment enjoys an exceptional location just a stone's throw from the flower-filled quays, shops, schools and all other amenities. All major motorways are nearby, making it easy to get around. A bus stop is at the foot of the residence, and the train station is also nearby. This property has all the advantages of urban living.

Because of its orientation, you'll be able to enjoy a magnificent view of the lake and surrounding mountains from the living room, dining area and bedroom. Please note that the apartment is not open on the street side. As a result, it is extremely quiet and has a balcony overlooking Montreux's magnificent flower-filled waterfront at the bottom of the building. Built in 1910 and completely renovated in 2018, this

apartment requires no work whatsoever. The carefully selected materials and finishes are of the highest quality. On the upper floor, the mezzanine currently accommodates an office space and could of course be arranged in a variety of ways, as desired. A cellar completes the ensemble.

Renovation Fund end 2024: CHF 245'000.-

It should be noted that there is no parking space adjoining the apartment, but numerous public spaces exist in the vicinity and you can benefit from public transport at the bottom of the residence.

Sale as main residence.

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**SURFACES**

Living area	~ 67.5 m <sup>2</sup>
Weighted Surface	~ 69 m <sup>2</sup>
Balcony Surface	~ 3 m <sup>2</sup>
Ceiling height	~ 2.6 m

**CARACTERISTICS**

Number of rooms	2.5
Number of bedrooms	1
Number of bathrooms	2
Location floor	2nd floor
Costs	CHF 329.-/month
Communal tax	26 %

**ANNEXES**

- Cellar

**DISTANCES**

Public transports	74 m
Primary school	486 m
Stores	276 m
Restaurants	41 m

**DISTRIBUTION**

- Entrance hall with wall cupboards
- Spacious living and dining area
- Fitted kitchen
- Bedroom with shower room, wc, private en suite
- Guest wc
- Cellar

**INFORMATION**

Year of construction	1910
Year of restoration	2018
Heating installation	Floor
Domestic water heating system	Gas
Heating system	Gas

**NEIGHBOURHOOD**

- City centre
- Lake
- Beach
- Shops/Stores
- Shopping street
- Restaurant(s)
- Pharmacy
- Bus stop
- Child-friendly
- Sports centre
- Doctor

**OUTSIDE CONVENIENCES**

- Balcony/ies

**INSIDE CONVENIENCES**

- Wheelchair-friendly
- Lift/elevator
- Open kitchen
- Guests lavatory
- Cellar
- Unfurnished
- Built-in closet
- Double glazing
- Bright/sunny

**EQUIPMENT**

- Fitted kitchen
- Shower
- Interphone

**FLOOR**

- Tiles
- Parquet floor

**CONDITION**

- As new

**ORIENTATION**

- South

**VIEW**

- Nice view
- Unobstructed
- Panoramic
- Lake
- Mountains

**FINANCIAL DATA****Price**

CHF 1'150'000.-

**Availability**

To be discussed

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