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CLARENS

3.5-room apartment at "deux pas du Lac" (two steps from the lake)

CHF 755'000.-

Price of parking place(s) in addition

3.5 | 2 | ~74.4 m²

n° ref.
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SITUATION AND DESCRIPTION

Discover this beautiful 3.5-room apartment on the 1st floor of a modern, well-maintained PPE built in 2013, in the heart of a quiet, residential area of Clarens, just a few minutes' walk from the center of Montreux and the shores of Lake Geneva.

Bringing together living comfort, functionality and proximity to amenities, this property is an ideal opportunity for both a primary residence and a quality rental investment. It also benefits from added value in the kitchen. The property benefits from two modern shower rooms, which have also been upgraded.

With a net floor area of 74.4 m², this apartment has an optimized layout, plenty of natural light and a warm atmosphere. The gross weighted area is 80 sq.m.

Ideal living environment and excellent accessibility
You'll enjoy a peaceful environment here, while being in close proximity to shops, schools, restaurants, banks, and numerous mobility options.
Clarens SBB station 370 m away, with RER Vaud (lines R3 and R4) and RegioExpress connections to Lausanne, Bex or Saint-Maurice.
VMCV bus stops (line 201) just a few steps away, serving Montreux and Vevey every 10 minutes.
CGN landing stage 300 m away for pleasant trips on Lake Geneva.

Additional features
Underfloor heating (gas distribution)
Elevator in the building
Private cellar
Interior basement parking space (CHF 40'000.- in addition)

Total selling price: CHF 795'000.-
(Apartment CHF 755'000.- Parking space CHF

40'000.-)

The property is currently rented for CHF 2'164.44.- net per month.

SURFACES

Living area	~ 74.4 m²
Balcony Surface	~ 6 m²
Total surface	~ 80 m²

CARACTERISTICS

Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	2
Number of toilets	2
Number of balcony	1
Location floor	1st floor
Costs	CHF 3'805.-/year

ANNEXES

- Interior parking space not included

DISTANCES

Public transports	181 m
Primary school	657 m
Stores	451 m
Restaurants	161 m

DISTRIBUTION

Ground floor

- Functional entrance hall
- Modern, fully-equipped kitchen with added value, opening onto a spacious, bright living room, giving access to an ideally oriented 6 m² balcony
- Well-separated sleeping area with two comfortable bedrooms
- 2 shower rooms with WC, including one created as an added value, offering additional comfort
- Washroom equipped with an integrated washer/ dryer column

Basements

Private parking with cellars

LOCATION

The apartment enjoys a good location, just a few steps from the shores of Lake Geneva. It lies in a quiet, residential environment, yet offers quick access on foot to shops, restaurants, schools and public transport.

The Clarens train station is less than 5 minutes away, as is the CGN quay for lake connections.

Downtown Montreux is also just a few minutes away on foot or by bus.

SHOPS/STORES

Shops nearby:

- Migros - supermarket with wide selection of products
- Denner - discount supermarket
- Top Marché - local grocery
- Épicerie Antunes - neighborhood general grocery
- Tea-room Leduc - tea room / convivial café
- Second hand 41 - second-hand shop
- La Maison de l'Or - jewelry / goldsmith's shop
- Kiosque de Tavel - press, tobacco and small items

Nearby amenities:

- Marché Clarens Centre - neighborhood shopping center
- Pharmacie Sun Store - local pharmacy
- VMCV bus stops (line 201) a few minutes away
- Clarens SBB station approx. 5 minutes' walk (RER and RegioExpress lines)
- CGN landing stage - for crossings on Lake Geneva

Nearby restaurants and establishments:

- Restaurant Terrasse du Port
- Restaurant du Basset
- Ristorante Pizzeria Rialto
- Mandarine (Asian cuisine)
- La Villa (Mediterranean cuisine)

INFORMATION

Year of construction	2013

NEIGHBOURHOOD

- City centre
- Park
- Lake
- Harbour
- Beach
- 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
- Public swimming pool
- Theatre
- Medical home
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies

INSIDE CONVENIENCES

- Lift/elevator
- Underground car park
- Open kitchen
- Cellar
- Unfurnished
- Double glazing
- Bright/sunny
- Traditional solid construction

EQUIPMENT

- Fitted kitchen
- Ceramic glass cooktop
- Oven
- Fridge
- Dishwasher

ORIENTATION

- West

EXPOSURE

- Good
- In the evening

VIEW

- Lake
- Park
- Mountains

STYLE

- Modern

FINANCIAL DATA

Price	CHF 755'000.-
Price park. int. ①	CHF 40'000.-
Total price	**CHF 795'000.-**
Availability	To be discussed

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