

MONTREUX



Spacious apartment close to the center with
lake view

CHF 1'560'000.-

Price of parking place(s) in addition



6.5



4



230 m²

n° ref. **035550**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Located in the village of Chernex/Montreux, known for its relaxed lifestyle and exceptional panoramic views, this spacious 6.5-room apartment occupies the 3rd floor of a building in a verdant setting. Its location is ideal for those wishing to benefit from close proximity to the town of Montreux and its many shops, while living in a quiet neighborhood with a breathtaking view of Lake Geneva. A stop on the MOB, the little train that runs between Gstaad and Montreux, is just 700 metres from the residence, without the nuisance. What's more, the freeway entrance linking Valais and Lausanne is only a few minutes away.

Distributed over a living area of around 230 m², this apartment enjoys unobstructed views of the lake and surrounding mountains. Thanks to its orientation, it benefits from sunshine all day long.

This apartment offers generous volumes, including a living room of over 90 m², and its layout has been well thought out. Built in 1982, it has been carefully maintained and is in its original state. It will realize its full potential after some updating.

3 cellars and a garage box complete the property.

SURFACES

Living area	230 m ²
Balcony Surface	30 m ²
Useful surface	250 m ²

CHARACTERISTICS

Number of rooms	6.5
Number of bedrooms	4
Number of bathrooms	2
Location floor	3rd floor
Costs	CHF 1'116.-/month

ANNEXES

- 3 cellars
- A garage box

DISTANCES

Public transports	404 m
Primary school	491 m
Stores	132 m
Restaurants	325 m

DISTRIBUTION

- Entrance hall with wall cupboards
- Living room with fireplace and dining area with access to balcony
- Fully-equipped kitchen
- 2 bedrooms each with en-suite bathroom/wc
- 2 bedrooms
- Guest toilet
- 2 balconies

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INFORMATION

Year of construction
Heating installation
Domestic water heating system
Heating system

1982
Radiator
Electricity
Gas

NEIGHBOURHOOD

- Green
- Shops/Stores
- Post office
- Restaurant(s)
- Railway station
- Bus stop
- Primary school

OUTSIDE CONVENIENCES

- Balcony/ies

INSIDE CONVENIENCES

- Lift/elevator
- Garage
- Separated lavatory
- Cellar
- Fireplace
- Bright/sunny
- With front and rear view

EQUIPMENT

- Furnished kitchen
- Private laundry
- Bath

- Shower

CONDITION

- To be refurbished

ORIENTATION

- West

EXPOSURE

- Favourable
- All day

VIEW

- Unobstructed
- Lake
- Mountains

STYLE

- Classic

FINANCIAL DATA

Price

CHF 1'560'000.-

Box price ①

CHF 35'000.-

Total price

CHF 1'595'000.-

Availability

To be discussed

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