

# MONTREUX



Opportunity: Price reduction, immediate  
availability

**CHF 1'280'000.-**

Price of parking place(s) in addition



5.5



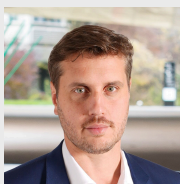
3



~133 m<sup>2</sup>

n° ref.

**5592083\_037230**



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## SITUATION AND DESCRIPTION

Beautiful 133 m<sup>2</sup>, 5.5-room apartment located on the heights of Montreux, just a 10-minute drive from downtown and the many shops.

Located on the 3rd floor of a building in a pleasant, family-friendly neighborhood of Chernex, its privileged location allows you to enjoy a magnificent view of the lake and mountains.

Renovated in 2018 and 2020 with quality materials and special attention to finishes, the apartment features two spacious bedrooms, a bathroom, an office, a guest toilet, as well as a large master suite. The bright living room and dining room open onto a large balcony. The kitchen is fully equipped and fitted with plenty of storage space.

Complementing this property are two cellars and two parking spaces (extra).

A detailed description and additional photos can be found in the sales folder.

**SURFACES**

|                 |                      |
|-----------------|----------------------|
| Living area     | ~ 133 m <sup>2</sup> |
| Balcony Surface | ~ 22 m <sup>2</sup>  |
| Total surface   | ~ 144 m <sup>2</sup> |

**CHARACTERISTICS**

|                     |           |
|---------------------|-----------|
| Number of rooms     | 5.5       |
| Number of bedrooms  | 3         |
| Number of bathrooms | 2         |
| Number of toilets   | 3         |
| Number of balcony   | 1         |
| Location floor      | 1st floor |

**ANNEXES**

- 2 outdoor parking spaces

**DISTANCES**

|                   |        |
|-------------------|--------|
| Public transports | 324 m  |
| Primary school    | 1100 m |
| Stores            | 499 m  |

**DISTRIBUTION**

- Entrance hall
- Living room / dining room / kitchen - 45 m<sup>2</sup>
- Master suite - 22 m<sup>2</sup>
- Bedroom 1 - 13 m<sup>2</sup>
- Bedroom 2 - 15 m<sup>2</sup>
- Office
- Visitors' WC
- Balcony - 22m<sup>2</sup>
- 2 cellars

# Switzerland

# Sotheby's

INTERNATIONAL REALTY

## INFORMATION

|                               |          |
|-------------------------------|----------|
| Year of construction          | 1981     |
| Year of restoration           | 2020     |
| Heating installation          | Radiator |
| Domestic water heating system | Gas      |
| Heating system                | Gas      |

- Bath
- Cable/TV
- WiFi
- Internet connection
- Electric blind
- Videophone
- Home automation

## PROXIMITY

- Village
- Railway station
- Bus stop
- Playground

## OUTSIDE CONVENIENCES

- Balcony/ies

## INSIDE CONVENIENCES

- Wheelchair-friendly
- Lift/elevator
- Open kitchen
- Guests lavatory
- Cellar
- Triple glazing
- Bright/sunny
- With character

## EQUIPMENT

- Furnished kitchen
- Fitted kitchen
- Shower

## FLOOR

- Tiles
- Parquet floor

## CONDITION

- As new

## VIEW

- Nice view
- Clear
- Panoramic
- Lake
- Mountains

## FINANCIAL DATA

|                  |                        |
|------------------|------------------------|
| Price            | CHF 1'280'000.-        |
| Price park.ext @ | CHF 40'000.-           |
| Total price      | <b>CHF 1'320'000.-</b> |
| Availability     | To be discussed        |
| Judicial form    | En PPE                 |

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