

MONTREUX



Renovated duplex - charm, light and lake view

CHF 690'000.-

尺 ~82.5 m²

n° ref.
5700234_042096



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Distributed over two levels, this fully renovated dwelling benefits from a versatile configuration thanks to the presence of a lift linking the first floor to the second floor.

The first floor is to be used exclusively as commercial space, ideal for an office, consulting area or small independent activity. Bright and easily accessible from the street, it offers interesting visibility while remaining in a quiet environment.

Upstairs, the living area offers a pleasant, carefully renovated living space: contemporary kitchen, bright living room and comfortable bedroom. The whole forms a functional and practical duplex, perfectly suited to a person wishing to combine living and working in the same place.

The environment is particularly pleasant: in the heart of the village of Charnex, in a quiet area, yet perfectly connected. The bus stop is just a hundred meters away, and the MOB station is just a few minutes' walk away, providing quick access to Montreux.

Although the building has no parking spaces, it is very well served, and a parking solution can easily be found nearby.

SURFACES

Living area ~ 82.5 m²

ANNEXES

- Common laundry
- Technical room

DISTANCES

| | |
|-------------------|--------|
| Station | 285 m |
| Public transports | 278 m |
| Nursery school | 246 m |
| Primary school | 1622 m |
| Stores | 91 m |
| Post office | 68 m |
| Bank | 1040 m |
| Restaurants | 62 m |

DISTRIBUTION

Lower ground floor

- Living room
- Kitchen
- Shower room with WC (Italian shower equipped for people with reduced mobility)
- Reduit
- P"Homelift "vertical lift platform

Ground floor

- Main entrance to the building

1st floor

- Living room/bedroom
- Kitchen
- Shower room with WC (walk-in shower)
- Shed/Office



CONSTRUCTION

Built in 1815, the building benefited from a complete renovation between 2023 and 2024 including insulation of the envelope from the inside, total re-roofing and installation of triple-glazed windows. Heating is provided by a gas-fired boiler dating from 2023, with underfloor heat distribution.

INFORMATION

| | |
|----------------------|-------|
| Year of construction | 1815 |
| Number of flats | 1 |
| Year of restoration | 2024 |
| Heating installation | Floor |
| Heating system | Gas |

NEIGHBOURHOOD

- Village
- Green
- Mountains
- Lake
- Shops/Stores
- Shopping street
- Post office
- Restaurant(s)
- Bus stop
- Child-friendly

OUTSIDE CONVENIENCES

- Balcony/ies
- Quiet

INSIDE CONVENIENCES

- Wheelchair-friendly
- Triple glazing
- Bright/sunny
- Natural light
- Exposed beams
- With character

EQUIPMENT

- Interphone

FLOOR

- Tiles
- Parquet floor

CONDITION

- Renovated

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Lake
- Mountains
- Alps

FINANCIAL DATA

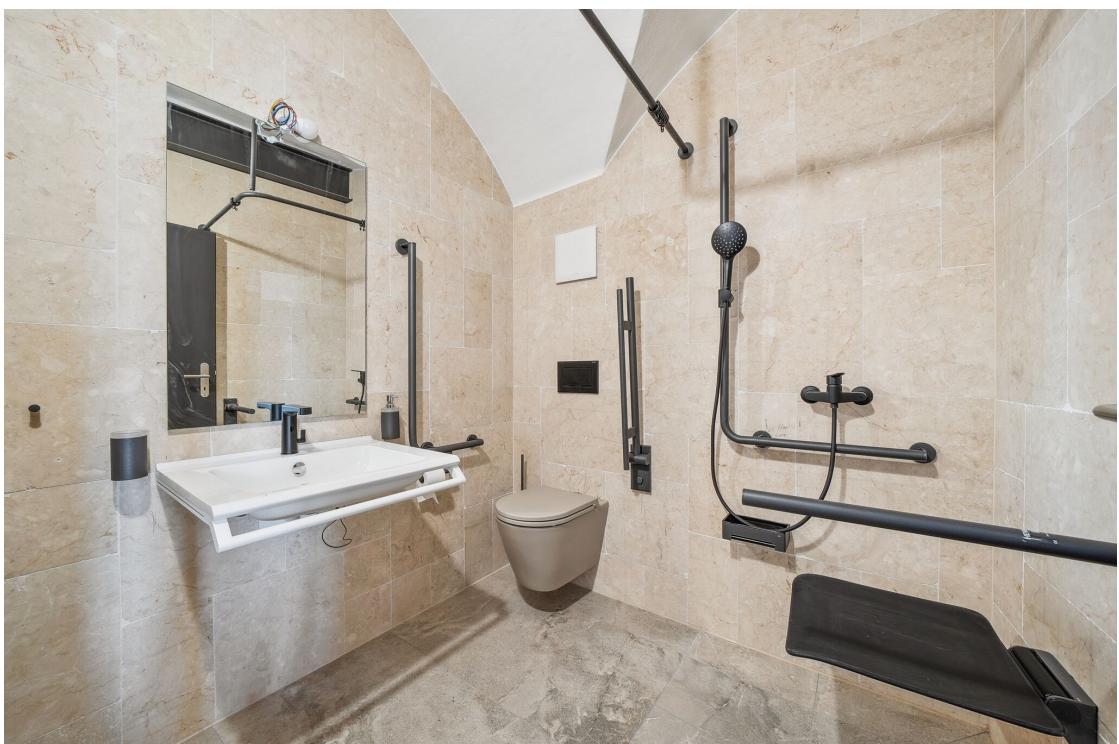
Price

CHF 690'000.-

Availability

To be discussed

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First floor



1st floor



1st floor



Common areas



