

MONTREUX



Renovated studio - charm, light and lake view

CHF 490'000.-



1.5



1



~45 m²

n° ref.

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Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

This charming 48.5 m² weighted apartment boasts a balcony with a beautiful view of the lake and the Alps. Located on the 2nd floor, it benefits from balanced natural light and a soothing living environment.

The complete renovation in 2023-2024 gives it a contemporary style, with a modern kitchen, new shower room and carefully chosen materials.

Thanks to its compact yet functional layout, this apartment makes an excellent pied-à-terre or attractive rental property. Its unobstructed view, balcony and quiet location make it a pleasant place to live every day.

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.

A studio apartment full of character, ideal for residential use or as a quality rental property.

SURFACES

Living area	~ 45 m ²
Weighted Surface	~ 48.5 m ²
Balcony Surface	~ 7 m ²

CARACTERISTICS

Number of rooms	1.5
Number of bedrooms	1
Number of bathrooms	1
Number of balcony	1
Location floor	2nd floor

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

Ground floor

- Main entrance to the building

2nd floor

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



CONSTRUCTION

Built in 1965, 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

- Without elevator
- Triple glazing
- Bright/sunny
- Natural light
- 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 490'000.-

Availability

To be discussed

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2nd floor



Common areas



