

# MONTREUX



Renovated studio - charm, light and lake view

**CHF 490'000.-**



1.5



1



~45 m<sup>2</sup>

n° ref.

**5700236\_042096**



**Switzerland | Sotheby's International Realty**  
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## SITUATION AND DESCRIPTION

This charming 48.5 m<sup>2</sup> 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 Chernex, 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 <sup>2</sup>
Weighted Surface	~ 48.5 m <sup>2</sup>
Balcony Surface	~ 7 m <sup>2</sup>

**CHARACTERISTICS**

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.

Switzerland

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## 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



