

# MONTREUX



Renovated penthouse studio - charm, light  
and a cocooning atmosphere

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**CHF 490'000.-**



1.5



1



~58 m<sup>2</sup>

n° ref.

**5700238\_042096**



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## SITUATION AND DESCRIPTION

Located under the roofs of a completely renovated building, this 1.5-room studio apartment of around 58 m<sup>2</sup> offers a warm and atypical living environment. With its attic space, practical mezzanine and bright rooms, it makes an ideal pied-à-terre or attractive rental investment.

Renovated between 2023 and 2024, the apartment boasts modern finishes: full insulation, new technical installations, fitted kitchen, contemporary shower room and meticulous finishes. The optimization of space creates a comfortable atmosphere while retaining the charm of the attic.

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 ~ 58 m<sup>2</sup>

## **CARACTERISTICS**

Number of rooms	1.5
Number of bedrooms	1
Number of bathrooms	1
Location floor	Under the roof

## **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

### **Under the roof**

- Living room/Dining room
- Kitchen
- Shower room with WC (walk-in shower)
- Shed/Office
- Mezzanine/Bedroom



## 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

- Quiet

## INSIDE CONVENIENCES

- Without elevator
- 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

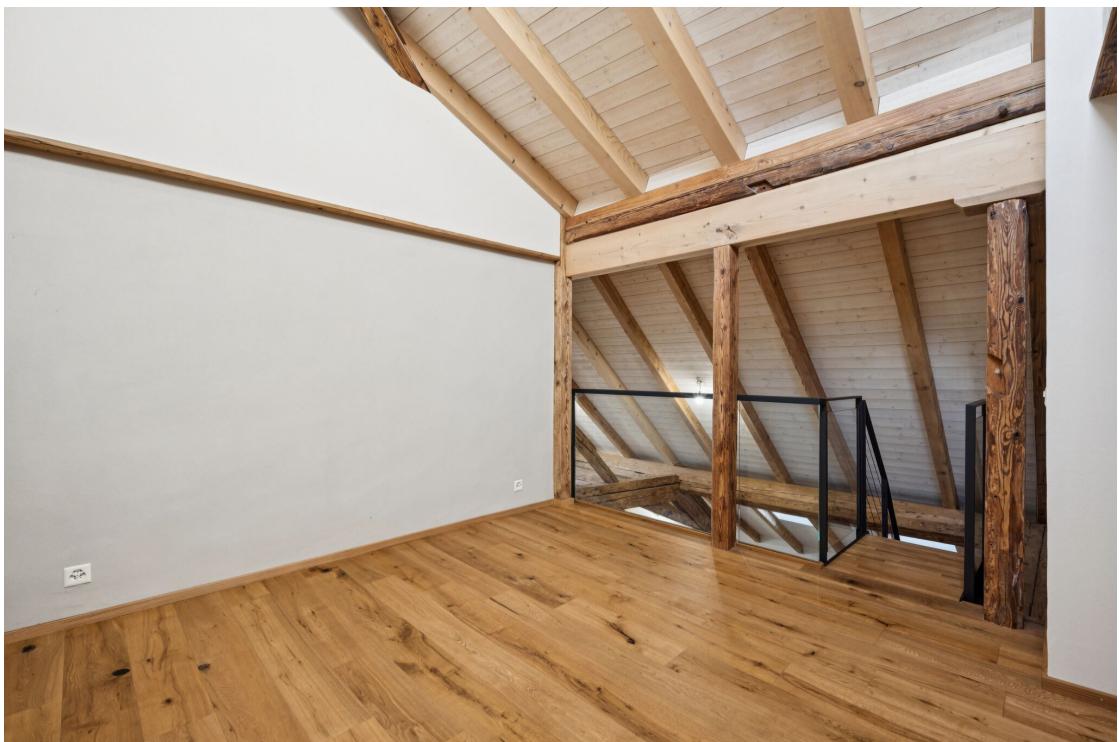
### Price

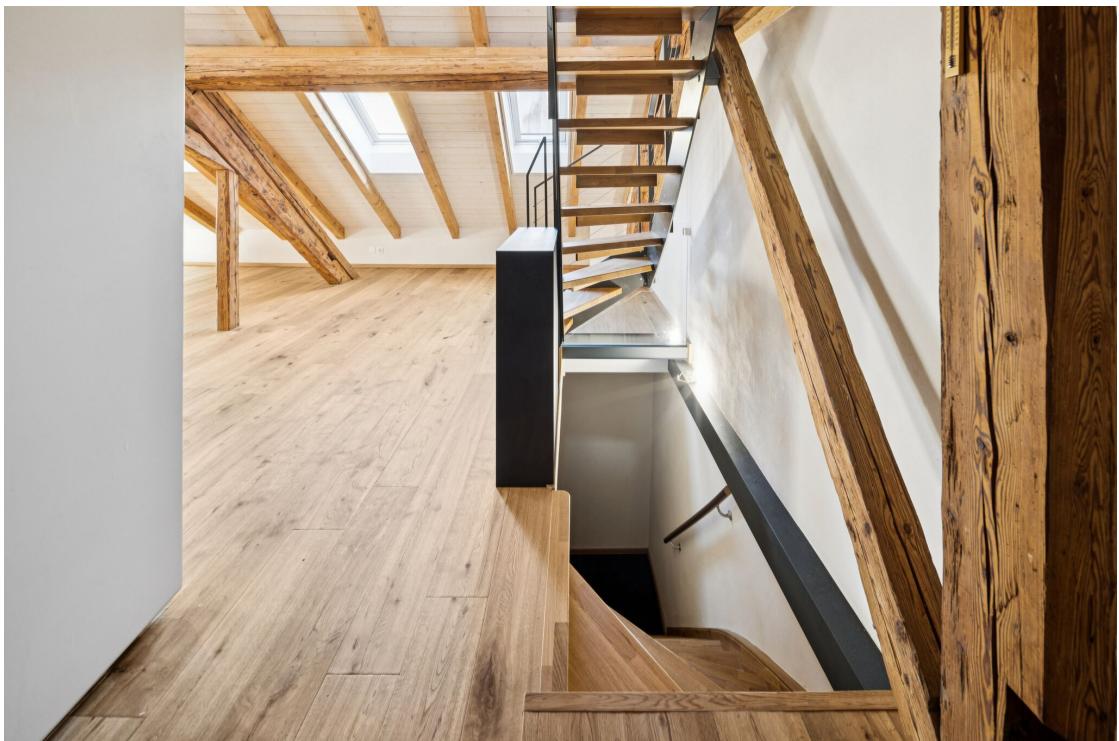
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### Availability

To be discussed

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Common areas



