

## FENIL-SUR-CORSIER



Ideal for investors - Yield 5-7% at Fenil

**CHF 560'000.-**

Price of parking place(s) in addition



5.5



5



~123 m<sup>2</sup>

n° ref.

**5344541\_039731**



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## SITUATION AND DESCRIPTION

Located in Fenil, in the commune of Corsier-sur-Vevey, this apartment enjoys a strategic location, just a few minutes from Vevey and the main motorway routes. The peaceful setting is enhanced by the proximity of the forest, offering a verdant environment while still being in an active industrial zone. The building is also home to several offices, adding to the dynamism of the region.

At just 50 meters from the bus stop and in the immediate vicinity of a well-known multinational company, this apartment offers excellent rental potential.

This 5.5-room apartment, with approx. 123 m<sup>2</sup> of living space, is particularly attractive for investors. Comprising 5 bedrooms, all of which are rented out, it includes a kitchen, checkroom, shared WC and shower, offering optimized space management. The

estimated return on this property is between 5 and 7%.

Recent renovations, including the replacement of the tiling in 2022, have been carried out to ensure good overall condition.

Two covered parking spaces complete this property. They are currently also rented.

### **Gross yield 7.78%**

- Gross annual rent CHF 45'960.-
- Net annual rent CHF 42'620.-

**SURFACES**

Living area ~ 123 m<sup>2</sup>

**CHARACTERISTICS**

Number of rooms	5.5
Number of bedrooms	5
Number of bathrooms	1
Location floor	1st floor
Costs	CHF 554.-/month

**ANNEXES**

- 2 covered parking spaces

**DISTANCES**

Public transports	50 m
Restaurants	31 m

**DISTRIBUTION**

- Entrance hall
- Bedroom n°1
- Bedroom n°2
- Bedroom n°3
- Bedroom n°4
- Bedroom n°5
- Open kitchen with dining area
- Cloakroom area
- WC (laundry room)
- Shower room

Switzerland

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## INFORMATION

Year of construction	1970
Year of restoration	2022
Heating installation	Radiator
Heating system	Fuel oil

## NEIGHBOURHOOD

- Green
- Mountains
- Lake
- Restaurant(s)
- Bus stop
- Tennis centre
- Museum

## OUTSIDE CONVENIENCES

- Greenery
- Covered parking space(s)

## INSIDE CONVENIENCES

- Cellar
- Furnished

## EQUIPMENT

- Fitted kitchen
- Laundry
- Shower

## FLOOR

- Tiles

- Parquet floor

## CONDITION

- In it's current state

## ORIENTATION

- South
- East
- West

## EXPOSURE

- Optimal
- All day

## VIEW

- Forest

## FINANCIAL DATA

<b>Price</b>	CHF 560'000.-
<b>Price park.ext @</b>	CHF 30'000.-
<b>Total price</b>	<b>CHF 590'000.-</b>
<b>Availability</b>	To be discussed
<b>Judicial form</b>	En PPE

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