Switzerland | Sotheby's INTERNATIONAL REALTY

FENIL-SUR-CORSIER



Ideal for investors - Yield 5-7% at Fenil

CHF 560'000.-

Price of parking place(s) in addition







n° ref. ~123 m² 5344541_039731



Switzerland | Sotheby's International Realty Rue du Théâtre 7 bis, 1820 Montreux

Sébastien Herzig +41 79 337 58 57 sebastien.herzig@swsir.ch

Switzerland Sotheby's



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 m² 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.-

Switzerland Sotheby's

SURFACES

Living area ~ 123 m²

CARACTERISTICS

Number of rooms5.5Number of bedrooms5Number of bathrooms1Location floor1st floorCostsCHF 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 Sotheby's

INFORMATION

Year of construction
Year of restoration
Heating installation
Heating system

1970 2022 Radiator Fuel oil • Parquet floor

CONDITION

In it's current state

ORIENTATION

- South
- East
- West

EXPOSURE

- Optimal
- All day

VIEW

Forest

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

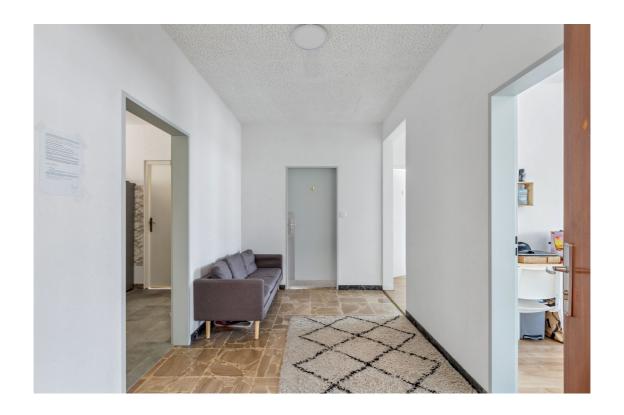
• Tiles

FINANCIAL DATA

Price CHF 560'000.Price park.ext ② CHF 30'000.Total price CHF 590'000.Availability To be discussed
Judicial form En PPE

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.

Switzerland | Sotheby's INTERNATIONAL REALTY





Switzerland | Sotheby's INTERNATIONAL REALTY





Switzerland | Sotheby's INTERNATIONAL REALTY

