

MONTREUX



In the city center, spacious recent apartment
with 2 balconies

CHF 1'990'000.-

Price of parking place(s) in addition



5.5



4



~159 m²

n° ref. **033946**



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

Julien Schneider
+41 79 108 45 17 - Fax +41 21 962 86 61
julien.schneider@swsir.ch



SITUATION AND DESCRIPTION

Located in the heart of Montreux, this beautiful 5.5-room apartment is ideally situated. It's within easy reach of all amenities, including shops, restaurants, public transport and Montreux's famous waterfront.

With a living area of approx. 159 m², this home has been built using quality materials, offering beautiful features and finishes.

Built in 2010, it boasts generous light spaces thanks to its many windows. Very well cared for, it is in a good state of repair and benefits from a private elevator providing direct access.

Externally, you can enjoy 2 balconies totaling 21 sq.m.

An indoor parking space and a cellar complete this property.

Acquisition as a second home authorized (subject to obtaining an LFAIE quota)

SURFACES

Living area	~ 159 m ²
Weighted Surface	~ 169 m ²
Balcony Surface	~ 21 m ²

CARACTERISTICS

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	3
Number of levels	1
Number of balcony	2
Location floor	3rd floor
Costs	CHF 930.-/month

ANNEXES

- Cellar
- Indoor parking space

DISTANCES

Station	370 m
Public transports	17 m
Primary school	440 m
Secondary school	440 m
Stores	10 m
Post office	79 m
Bank	30 m
Restaurants	21 m

DISTRIBUTION

- Entrance hall with wall cabinets
- Living and dining area with access to balcony
- Fitted kitchen
- 4 bedrooms
- Bathroom/wc
- Shower room/wc
- Separate toilet
- Storage room
- 2 balconies

INFORMATION

Number of floors above ground	5
Year of construction	2010
Basements	1

NEIGHBOURHOOD

- City centre
- Lake
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Railway station
- Bus stop
- Primary school
- Secondary school
- International schools

OUTSIDE CONVENIENCES

- Balcony/ies

INSIDE CONVENIENCES

- Underground car park
- Separated lavatory
- Cellar
- Bright/sunny

EQUIPMENT

- Furnished kitchen
- Laundry

- Bath
- Shower

CONDITION

- Very good

ORIENTATION

- South

EXPOSURE

- Optimal

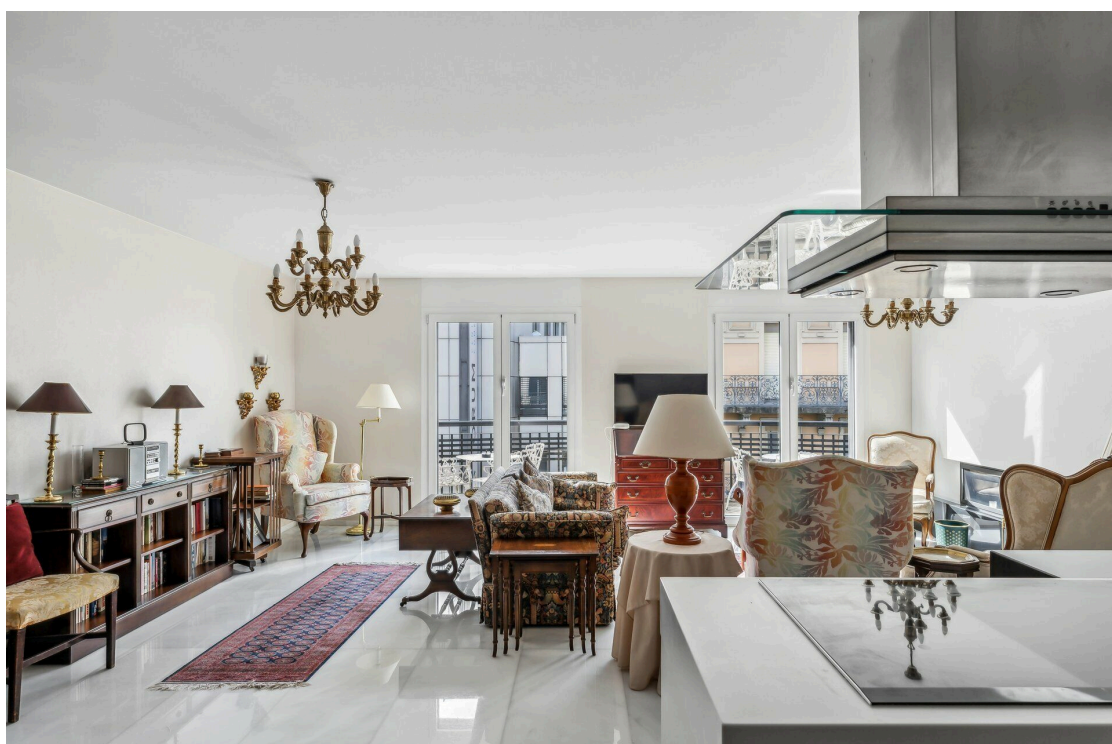
STYLE

- Modern

FINANCIAL DATA

Price	CHF 1'990'000.-
Price park. int. ①	CHF 40'000.-
Total price	CHF 2'030'000.-
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.

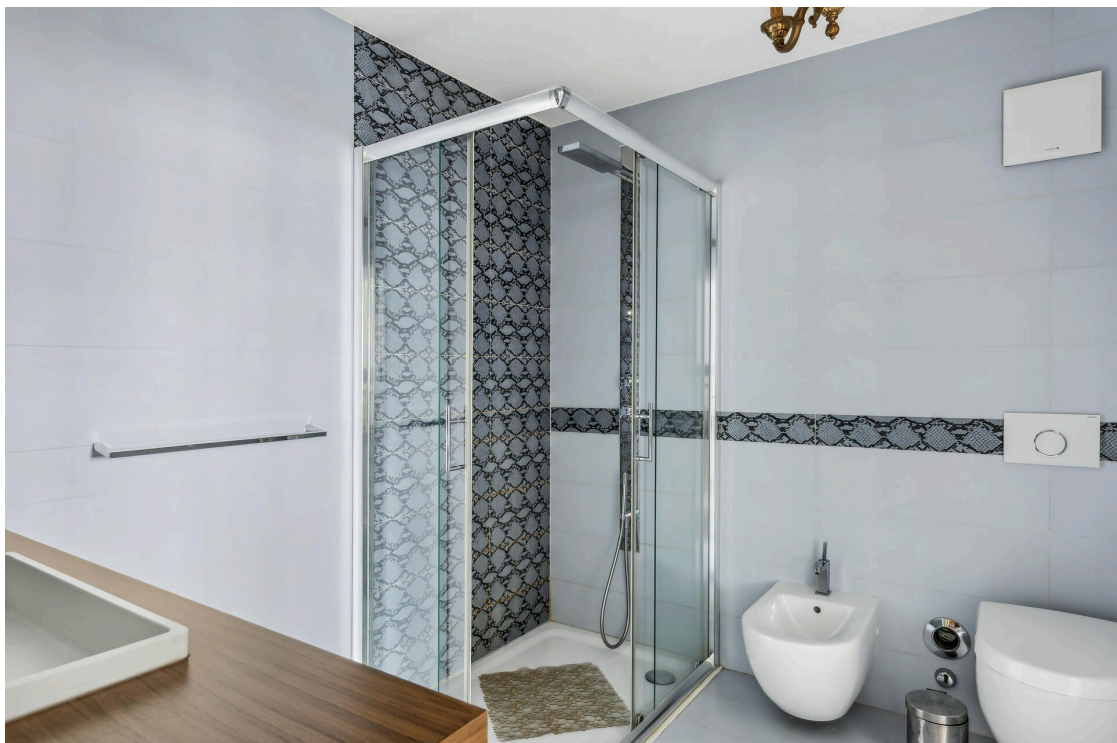




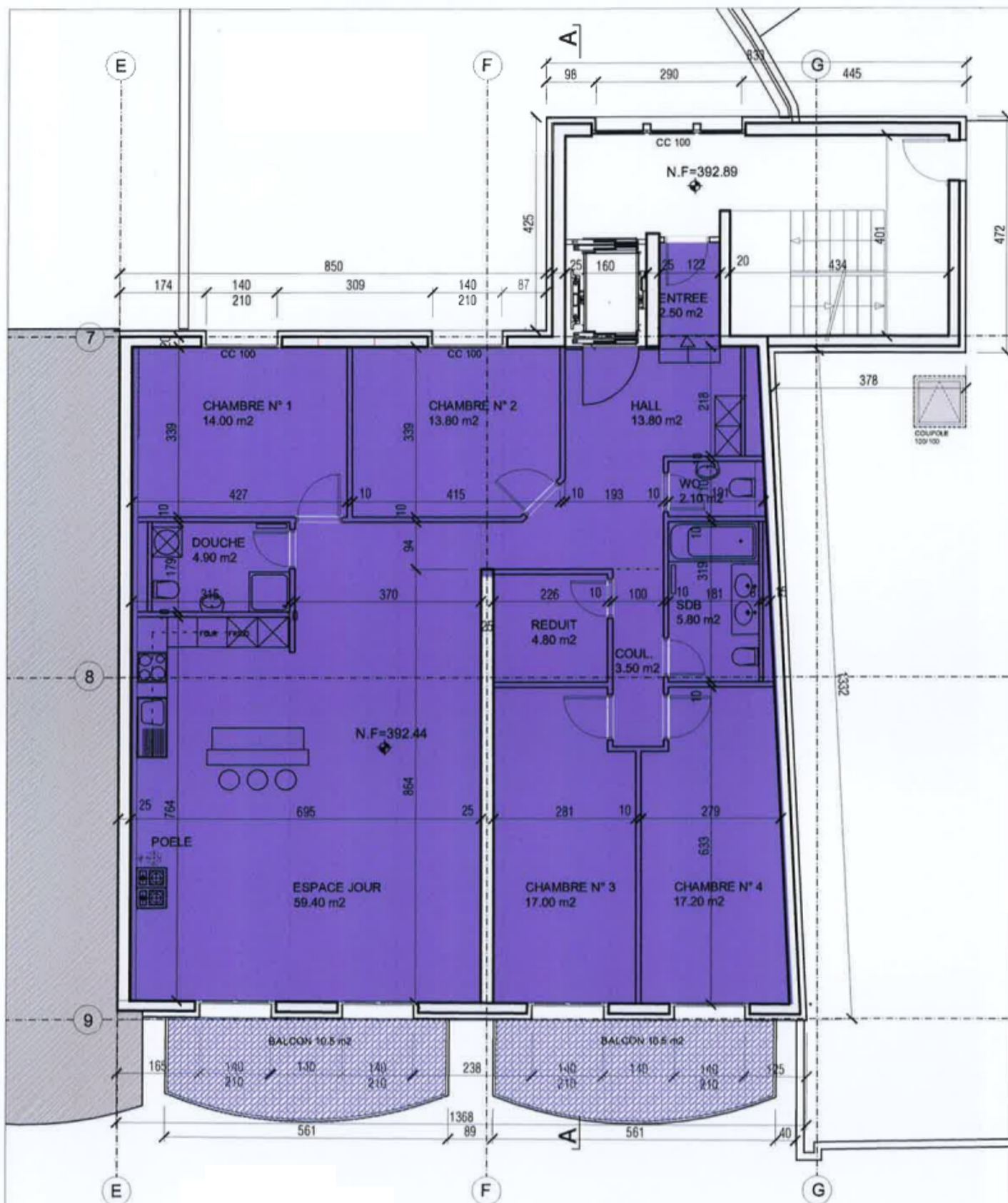












5.5 PIECES

DESS.: GV

AFFAIRE: 514

PLAN: Etage 3

DATE: 26.09.08

ECHELLE: 1/100

