

MONTREUX



Just a stone's throw from the lake! Luxurious
flat, heart of Montreux

CHF 1'980'000.-



4.5



3



~142 m²

n° ref.

034526_034820



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Located in the heart of Montreux town centre, this 4.5-room flat with around 142 m² of living space is part of the modern "Jazz Loft" residence and enjoys a prime location just a few steps from the quays and lakeside. It is within easy reach of all amenities, including schools, shops, restaurants, prestigious hotels and public transport.

Particular care has been taken in developing this project to preserve the residence's authentic charm of yesteryear, while adding today's contemporary touch, which favours bright spaces and warm interiors. The chosen fixtures and fittings are of the highest quality, and the services are of the highest standard. Each bedroom has its own private bathroom/wc.

An added bonus is the building's concierge service, which means you can rent out your property on a short-term basis (Airbnb).

Outside, there are three balconies facing the lake.

Acquisition as a second home authorised by a non-Swiss resident (subject to obtaining an LFAIE quota).

SURFACES

Living area	~ 142 m ²
Weighted Surface	~ 147.5 m ²
Balcony Surface	~ 11 m ²

CARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	3
Number of levels	1
Number of balcony	2
Location floor	3rd floor
Costs	CHF 345.-/month

DISTANCES

Station	285 m
Public transports	19 m
Primary school	152 m
Post office	94 m
Bank	103 m

DISTRIBUTION

- Entrance hall with wall cupboards
- Living room with access to balcony
- Open-plan fitted kitchen
- Dining area
- Guest toilet
- Master bedroom with en-suite bathroom/wc, dressing room and access to balcony
- Bedroom with en-suite bathroom/wc and access to balcony
- Bedroom with en-suite shower room/wc and access to balcony
- Cellar
- 3 balconies of 10.7 m² in total



MUNICIPALITY

The town of Montreux, a mecca for culture and gastronomy, is also renowned for the excellence of its public schools and health and fitness centres. Throughout the year, world-famous events such as the Montreux Jazz Festival, the Festival du Rire and even the Christmas Market bring this small town of around 23,000 inhabitants to life. Close to the train station and motorway links, you can easily reach Lausanne or Geneva and its international airport, which are less than an hour's drive away.

INFORMATION

Number of floors above ground	7
Year of construction	2012
Basements	1
Year of restoration	2014

NEIGHBOURHOOD

- City centre
- Lake
- Shops/Stores
- Bank
- Restaurant(s)
- Railway station
- Bus stop
- Primary school
- Secondary school
- Theatre

OUTSIDE CONVENIENCES

- Balcony/ies

INSIDE CONVENIENCES

- Lift/elevator
- Guests lavatory
- Cellar
- Bright/sunny
- With front and rear view

EQUIPMENT

- Furnished kitchen
- Private laundry
- Bath

- Shower

CONDITION

- Very good

ORIENTATION

- North
- South

EXPOSURE

- Optimal

VIEW

- Lake
- Mountains

STYLE

- Modern

FINANCIAL DATA**Price**

CHF 1'980'000.-

Availability

To be discussed

Judicial form

En PPE

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