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BRENT



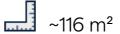
Large 4.5 sq. ft. apartment in quiet, leafy neighborhood

CHF 880'000.-

Price of parking place(s) in addition







n° ref. **040349**



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SITUATION AND DESCRIPTION

Located in the charming village of Fontanivent/ Montreux, this beautiful 4.5-room apartment benefits from generous spaces offering a living area of approx. 16 m² with a balcony of approx. 17 m² offering a pleasant escape on the lake as well as on the surrounding mountains. Just 5 minutes by car from the center of Montreux and its many shops, this property boasts an optimal location, sheltered from the hustle and bustle of the city. Motorway access is just 3 minutes away, and the MOB train station is a 2-minute walk away, providing access to Montreux in just a few minutes, as well as to Gstaad and Interlaken aboard its renowned panoramic train.

Distributed on the 1st floor of a residence built in 1985, this apartment was renovated in 2020. It is in very good condition. Thanks to its generous volumes and high ceilings, it guarantees spacious, bright living rooms and a warm atmosphere with its fireplace in the center

of the living room.

The apartment has 3 bedrooms, including a magnificent master suite with its own private bathroom. It is therefore ideal for a family and can be adapted to the purchaser's needs, if required.

A cellar directly accessible from the apartment, an indoor parking space and an outdoor parking space complete the ensemble.

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

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SURFACES

Living area $\sim 116 \text{ m}^2$ PPE surface $\sim 125 \text{ m}^2$ Balcony Surface $\sim 17 \text{ m}^2$

CARACTERISTICS

Number of rooms4.5Number of bedrooms3Number of bathrooms2Location floor1st floorService costsCHF 620.-/month

ANNEXES

- Cellar
- Indoor parking space not included

DISTANCES

Public transports 178 m
Primary school 516 m
Stores 1022 m
Restaurants 194 m

DISTRIBUTION

Entrance hall with built-in wardrobe/closet

- Large living and dining room with fireplace and balcony access
- Fitted kitchen
- Master suite with en-suite bathroom/wc
- 2 bedrooms
- Shower room with guest toilet
- Large balcony

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INFORMATION

Year of construction 1989
Year of restoration 2020
Heating installation Floor
Domestic water heating system Gas
Heating system Gas

NEIGHBOURHOOD

- Village
- Green
- Mountains
- Shops/Stores
- Railway station
- Bus stop
- Highway entrance/exit

OUTSIDE CONVENIENCES

- Balcony/ies
- Covered parking space(s)

INSIDE CONVENIENCES

- Lift/elevator
- Eat-in-kitchen
- Guests lavatory
- Cellar
- Triple glazing
- Bright/sunny

EQUIPMENT

- Furnished kitchen
- Ceramic glass cooktop

- Oven
- Fridge
- Freezer
- Dishwasher
- Laundry

FLOOR

- Tiles
- Parquet floor

ORIENTATION

- South
- East

EXPOSURE

- Favourable
- Morning

VIEW

- Nice view
- Lake
- Mountains

STYLE

Modern

FINANCIAL DATA

Price CHF 880'000.Price park. int. ① CHF 40'000.Total price CHF 920'000.Availability To be discussed

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