

BRENT



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

CHF 880'000.-

Price of parking place(s) in addition



4.5



3



~116 m²

n° ref. **040349**



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 charming village of Fontanivent/Montreux, this beautiful 4.5-room apartment benefits from generous spaces offering a living area of approx. 116 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).

SURFACES

Living area	~ 116 m ²
PPE surface	~ 125 m ²
Balcony Surface	~ 17 m ²

CHARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Location floor	1st floor
Service costs	CHF 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

Switzerland

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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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