

CHERNEX



4.5-room flat + separate room, uninterrupted
lake view

CHF 925'000.-

Price of parking place(s) in addition



4.5



3



~123.5 m²

n° ref.

5260814_035425



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

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SITUATION AND DESCRIPTION

This condominium is located at the entrance to the village of Chernex, close to the schools. It boasts lush, well-kept grounds and a lovely communal barbecue area with uninterrupted views of the lake and the town of Montreux. Shops and restaurants are just a few minutes' walk away in the centre of the village.

This beautiful, light-filled flat enjoys superb views over the whole of Lake Geneva and the Alps, and has a generous south-facing balcony extending onto the west-facing facade so you can make the most of the sunshine.

Numerous built-in cupboards, 2 shower rooms, separate eat-in kitchen.

An independent room in the basement has been converted into an extra bedroom for visitors, with its own shower room and WC.

A cellar and a parking space complete this offer.

SURFACES

Living area	~ 123.5 m ²
Weighted Surface	~ 136.5 m ²
Balcony Surface	~ 26 m ²
Cellar surface	~ 3 m ²

CARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Number of toilets	2
Location floor	1st floor
Costs	CHF 642.-/month

DISTANCES

Public transports	141 m
Primary school	80 m
Secondary II school	681 m
Stores	306 m
Restaurants	268 m

DISTRIBUTION

- Entrance hall with double built-in wardrobe
- Living room with dining area, exit to balcony
- Separate eat-in kitchen
- Distribution hall with 3 built-in cupboards
- Shower room/WC/sink
- 2 bedrooms
- 1 master bedroom with en-suite bathroom
- Large balcony with retractable glass walls



LOCATION

The village of Chernex is part of the Commune of Montreux. It is a friendly village where life is good, with all the necessary local shops such as a Denner, an excellent butcher's shop, a pharmacy, a bakery and several restaurants. It is situated in a dominant position above the town of Montreux, facing the lake and the Pre-Alps.

From Chernex station, you can travel by train to Montreux in 10 minutes, or in less than an hour and a half to the heart of the famous resort of Gstaad, while enjoying the magnificent scenery along the way on the panoramic train that is as internationally famous as the Gstaad, Zweisimmen and Interlaken resorts it serves.

Switzerland

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INFORMATION

Year of construction	1984
Basements	2
Heating installation	Radiator
Heating system	Gas

NEIGHBOURHOOD

- Green
- Shops/Stores
- Post office
- Restaurant(s)
- Railway station
- Highway entrance/exit
- Primary school

OUTSIDE CONVENIENCES

- Balcony/ies
- Garden in co-ownership
- Greenery
- Covered parking space(s)
- Barbecue-chimney

INSIDE CONVENIENCES

- Without elevator
- Underground car park
- Eat-in-kitchen
- Storeroom
- Built-in closet
- Bright/sunny

EQUIPMENT

- Shower
- Bath
- Interphone
- Caretaker
- Electric garage door
- Outdoor lighting

FLOOR

- Tiles
- Parquet floor

CONDITION

- Good
- To be refurbished

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Unobstructed
- Panoramic
- With an open outlook
- Lake

FINANCIAL DATA

Price	CHF 925'000.-
Price park. int. ①	CHF 45'000.-
Total price	CHF 970'000.-
Availability	To be discussed

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- Garden
- Mountains

STYLE

- Classic









