

MONTREUX



Montreux center - Elegant 4.5-room
apartment close to the lake

CHF 2'150'000.-

Price of parking place(s) in addition



4.5



3



~143 m²

n° ref. **042384**



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

Sébastien Herzig
+41 79 337 58 57
sebastien.herzig@swsir.ch



SITUATION AND DESCRIPTION

Located right in the center of Montreux, in a privileged environment just a few steps from the legendary Montreux Palace, this 4.5-room apartment boasts a prime location.

A mere five-minute walk from the train station and right next to the shores of Lake Geneva, it allows you to take full advantage of the charm of this town renowned for its mild microclimate and cultural richness, thanks in particular to the famous Montreux Jazz Festival and the enchanting Christmas Market. Geneva's international airport is easily accessible in less than an hour.

Occupying a living area of around 143 m², this exceptional property captivates with its spaciousness and contemporary style. The vast living room bathes the space in natural light thanks to its perfect southwest orientation and large picture windows, offering

a warm and luminous atmosphere throughout the day. A beautiful loggia of around 12 m² pleasantly extends the interior spaces and invites relaxation, whether for a moment with family or friends.

Built in 2006 in a loft spirit and perfectly maintained since then, this luxury apartment is in excellent overall condition. Its generously-proportioned living areas bear witness to remarkable attention to detail and architectural quality.

Two indoor parking spaces and a cellar complete this rare property for sale.

Second-home sale possible for non-Swiss residents (subject to LFAIE quota).

SURFACES

Living area	~ 143 m ²
Weighted Surface	~ 149 m ²
Balcony Surface	~ 12 m ²

CARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Location floor	4th floor

ANNEXES

- Cellar
- 2 indoor parking spaces (extra)

DISTANCES

Station	488 m
Public transports	155 m
Primary school	1938 m
Secondary school	2536 m
Stores	111 m
Post office	645 m
Bank	228 m
Restaurants	91 m
Park / Green space	132 m

DISTRIBUTION

- Entrance hall
- Large living room with loggia access
- Fitted kitchen
- 3 bedrooms
- 1 shower room/wc
- 1 bathroom/wc
- Private laundry area

INFORMATION

Year of construction	2006
Year of restoration	2022
Heating installation	Radiator, Floor
Heating system	Gas

- Lift/elevator
- Garage
- Visitor parking space(s)
- Guests lavatory
- Cellar
- Double glazing
- Bright/sunny
- With front and rear view

NEIGHBOURHOOD

- City centre
- Mountains
- Lake
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Child-friendly
- Primary school
- College / University
- International schools
- Concert hall

OUTSIDE CONVENIENCES

- Loggia
- Parking
- Visitor parking space(s)

INSIDE CONVENIENCES

- Wheelchair-friendly

EQUIPMENT

- Fitted kitchen
- Washing machine
- Dryer
- Private laundry
- Bath
- Shower
- Interphone
- Code door

FLOOR

- Tiles
- Parquet floor

CONDITION

- As new

ORIENTATION

- South
- West

FINANCIAL DATA

Price	CHF 2'150'000.-
Price park. int. ②	CHF 100'000.-
Total price	CHF 2'250'000.-
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.

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Lake
- Mountains

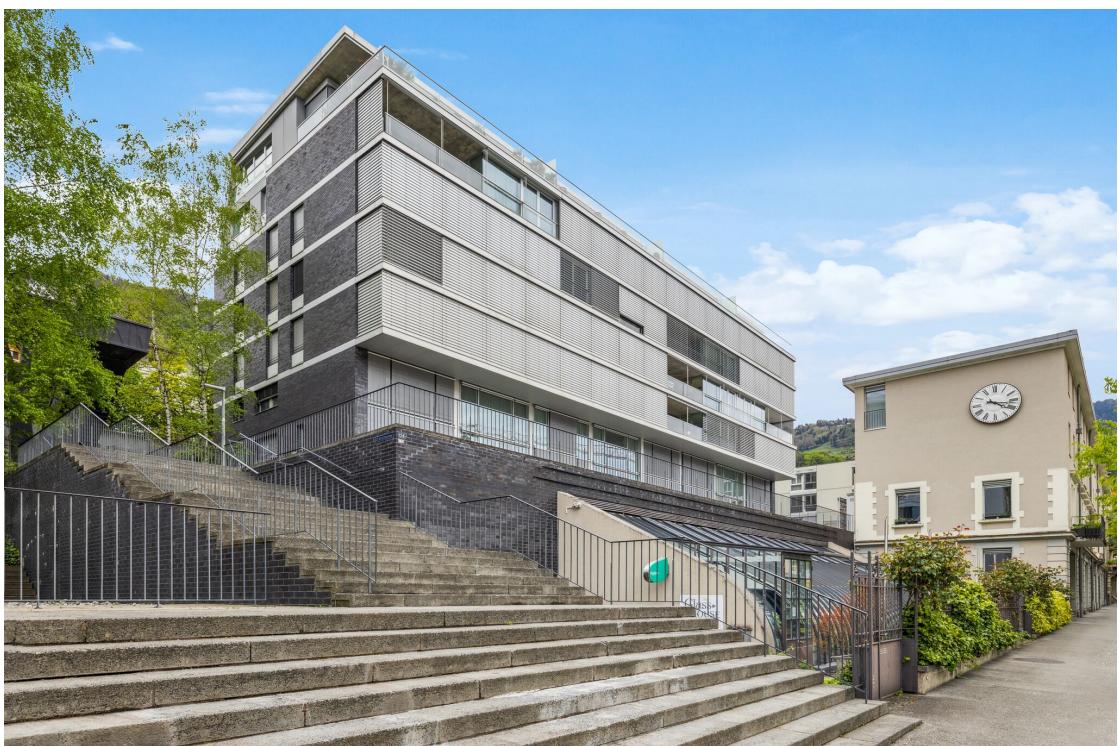








Switzerland | **Sotheby's**
INTERNATIONAL REALTY



www.switzerland-sothebysrealty.ch