

BOUVERET



Flat with magnificent panoramic views

CHF 890'000.-

Price of parking place(s) in addition



4.5



3



116.6 m²

n° ref.

5412955_11628



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

Charlie Gardien
+41 79 854 95 32
charlie.gardien@swsir.ch



SITUATION AND DESCRIPTION

Nested at the top of the village of Le Bouveret, this building, erected in 2011, houses 10 property-by-floor (PPE) apartments with elevator, benefiting from a privileged location offering stunning and exceptional views.

The apartment features a spacious and bright living area, offering panoramic views of the village, the lake, the Riviera, the mountains and the Chablais plain.

The main living area, comprising a kitchen open to the lounge and living room, extends to around 47.7 m², with two bay windows giving direct access to a magnificent terrace of around 41 m².

This dwelling also includes three bedrooms, one of which is a master suite with direct access to the right-hand side of the terrace, offering the possibility of creating a shower area in place of the storeroom

provided for this purpose. The other two bedrooms are connected and can easily be made independent. A 7 m² bathroom with toilet adds further comfort to this pleasant residence.

A private laundry room equipped with a sink is integrated into the apartment.

Two parking spaces in the underground parking lot are available in addition to the sale price, for CHF 40'000.- each.

A private cellar completes the whole.

SURFACES

Living area	116.6 m ²
Useful surface	164 m ²

CHARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	1
Number of toilets	1
Number of balcony	1
Location floor	3rd floor
Service costs	CHF 505.-/month
Costs	CHF 505.-/month
Communal tax	1.1 %

DISTANCES

Public transports	284 m
Primary school	3806 m
Stores	281 m
Restaurants	156 m

DISTRIBUTION

- Entrance hall
- Kitchen/living room with access to terrace
- Master bedroom with terrace access
- Bedroom 2
- Bedroom 3
- Storage room
- Bathroom with wc
- Utility room

Switzerland

Sotheby's
INTERNATIONAL REALTY



LOCATION

Nestled high above Bouveret, in a peaceful location with exceptional views. Close to the village centre with its train station, shops and lakeside. Close to the French/Swiss border.

MUNICIPALITY

Port-Valais - Setting and location

Located in the canton of Valais, on the south shore of **Lake Geneva**, at the mouth of the Rhône, the commune of **Port-Valais** is made up of two villages: **Le Bouveret**, dynamic and touristy, and **Les Evouettes**, more rural and wine-growing. Le Bouveret is popular with families and visitors alike, offering direct access to the lake and modern infrastructure. Les Evouettes, meanwhile, is set between mountains and vineyards, offering a peaceful, authentic living environment. The commune enjoys optimal **accessibility**

thanks to its proximity to the French border and neighboring towns. It is served by efficient public transport, facilitating travel to the surrounding regions.

Equipment and infrastructure

Port-Valais offers a full range of **services and infrastructure**: schools, shops, health services and sports facilities. The commune also boasts a **social center** providing home care and children's services. Cultural life and leisure

The commune is rich in **recreational and cultural activities**. The **Swiss Vapeur Parc**, a miniature railway park, and the **Aquaparc**, a water park, are popular family attractions. Le Bouveret, with its harbor and quaysides, offers an ideal setting for lakeside strolls and water sports activities.

www.switzerland-sothebysrealty.ch

Switzerland

Sotheby's
INTERNATIONAL REALTY

Quality of life and environment

Port-Valais combines an **exceptional natural setting** with a **high quality of life**. Residents enjoy a quiet, secure environment, ideal for relaxation and outdoor leisure activities. The varied landscapes, between lake, mountains and vineyards, offer a pleasant and diverse living environment.

SHOPS/STORES

All the necessary amenities are available in the commune

PUBLIC TRANSPORT

- Le Bouveret railway station
- Bus stop

CONSTRUCTION

Built in 2011 with lift

INFORMATION

Year of construction
Heating installation
Domestic water heating system
Heating system

2011
Floor
Gas
Gas

NEIGHBOURHOOD

- Village
- Mountains
- Lake
- Harbour
- Beach
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Near a golf course
- Ski resort
- Water park
- Doctor
- Near customs

OUTSIDE CONVENIENCES

- Terrace/s
- Parking
- Visitor parking space(s)

INSIDE CONVENIENCES

- Lift/elevator
- Underground car park
- Open kitchen
- Unfurnished
- Double glazing
- Bright/sunny
- Traditional solid construction

EQUIPMENT

- Furnished kitchen
- Ceramic glass cooktop
- Oven
- Dishwasher
- Private laundry
- Interphone

ORIENTATION

- East

EXPOSURE

- Good
- Morning

VIEW

- Nice view
- Clear
- Unobstructed
- Panoramic
- Lake

FINANCIAL DATA**Price**

CHF 890'000.-

Price park. int. ②

CHF 80'000.-

Total price**CHF 970'000.-****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.

- Park
- Forest
- Mountains

STYLE

- Modern







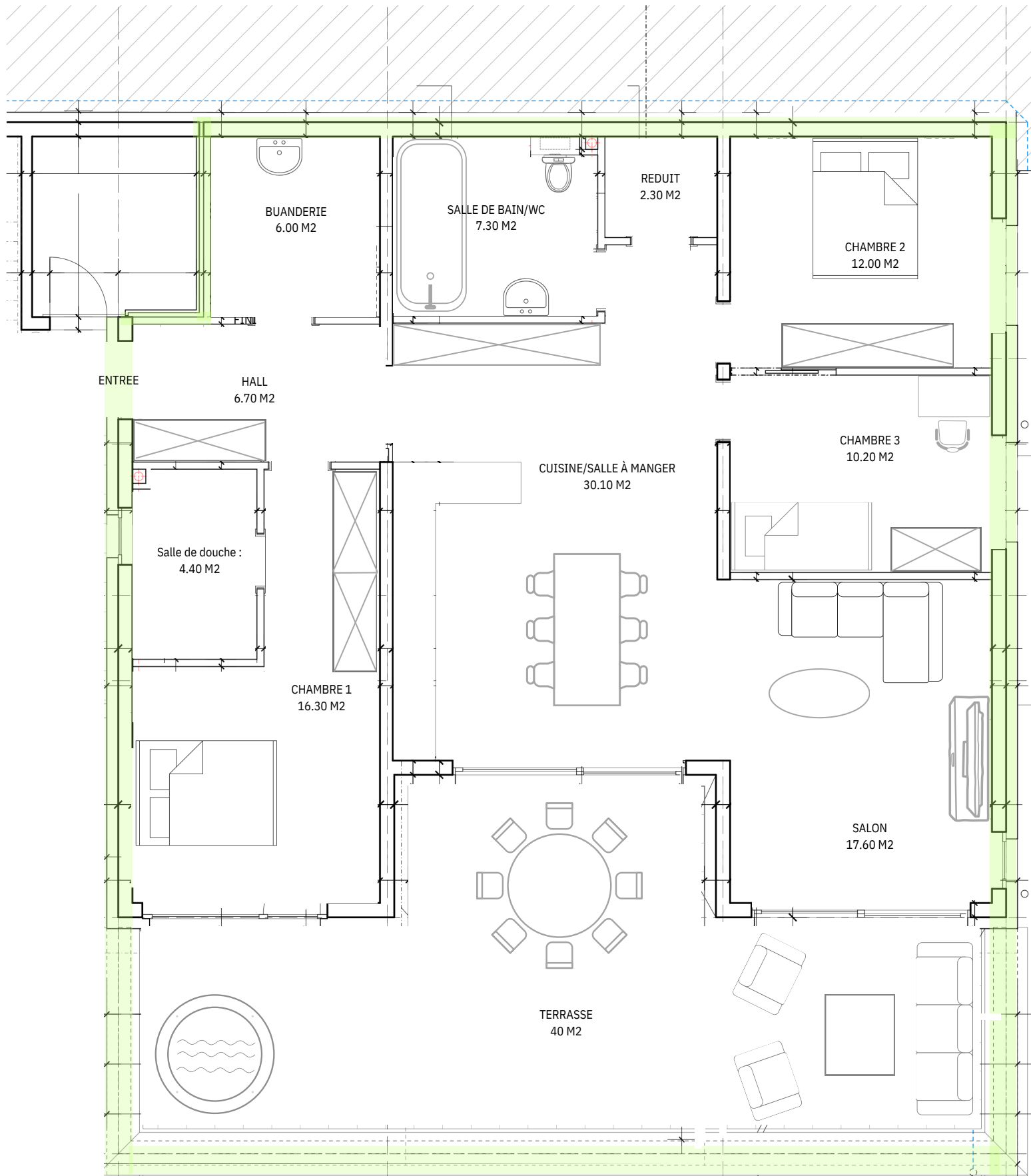












Cardis
IMMOBILIER

Sotheby's
INTERNATIONAL REALTY