

MONTREUX



On the 1st line of the lake, 3 1/2 room
apartment!

CHF 2'210'000.-

Price of parking place(s) in addition



3.5



2



120 m²

n° ref. **045260**



Switzerland | Sotheby's International Realty
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Switzerland

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SITUATION AND DESCRIPTION

Directly on the Quai des Fleurs in Montreux, this 3.5-room apartment of approx. 120 m² on the 2nd floor offers an idyllic and exclusive living environment to its occupants.

The residence's co-owners also enjoy direct access to the private swimming pool and its relaxation areas, reserved for guests of the Hotel du Grand Lac Excelsior as well as the Clinique Biotonus.

Its unique location will delight lovers of calm and serenity, while being in the immediate vicinity of all infrastructure and shops.

For your travels, a bus stop leading to Montreux is just 200 m away, while the motorway axis can be reached in 10 min. by car.

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From your balcony of approx. 10 m², you'll be able to admire one of the most privileged panoramas there is.

South-facing, this lot benefits from optimal light. Its airy living spaces and lake-facing layout have been designed to allow you to take full advantage of its assets.

An additional parking space at CHF 40,000 and a cellar complete this property.

Available for sale to non-Swiss residents (LFAIE), as a second home.

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SURFACES

Living area	120 m ²
Weighted Surface	125 m ²
Balcony Surface	10 m ²

CHARACTERISTICS

Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	2
Number of balcony	1
Location floor	2nd floor
Costs	CHF 715.-/month

DISTANCES

Public transports	184 m
Primary school	429 m
Stores	452 m
Restaurants	45 m

DISTRIBUTION

- Large hallway
- Dining area
- Living room with fireplace
- Master bedroom with bathroom
- Bedroom
- Shower room
- Enclosed kitchen with pantry
- 10 m² South balcony
- Small North balcony

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INFORMATION

Year of construction	1973
Year of restoration	2017
Heating installation	Radiator
Heating system	Gas

NEIGHBOURHOOD

- Green
- Mountains
- Lake
- Shops/Stores
- Post office
- Restaurant(s)
- Bus stop
- Primary school
- Secondary school
- International schools
- Tennis centre
- Indoor swimming pool
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Quiet
- Greenery
- Public parking
- Swimming pool
- Tennis court

INSIDE CONVENIENCES

- Lift/elevator
- Built-in closet
- Fireplace
- Bright/sunny
- With front and rear view

EQUIPMENT

- Bath
- Shower

FLOOR

- Tiles
- Parquet floor

CONDITION

- Good
- To be refurbished

ORIENTATION

- South

EXPOSURE

- Optimal

VIEW

- Unobstructed
- Lake
- Mountains

FINANCIAL DATA

Price	CHF 2'210'000.-
Price park. int. ①	CHF 40'000.-
Total price	CHF 2'250'000.-
Availability	To be discussed
Judicial form	En PPE

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