

MONTREUX



New preview - Popular address on Quai des
Fleurs

CHF 1'710'000.-

Price of parking place(s) in addition



3.5



2



~100 m²

n° ref. **045616**



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SITUATION AND DESCRIPTION

Montreux - Rare opportunity on Quai des Fleurs

In one of Montreux's most sought-after neighborhoods, just a few steps from Quai des Fleurs, shops and public transport, this superb **3.5 rooms** enjoys a privileged location.

Located on the **2 floor** of a well-maintained residence, it offers a **living area of around 100 m²**, enhanced by a **balcony of 14 m²**, ideal for enjoying a bright and pleasant living environment.

A **garage box** completes this property, in addition to the price (**CHF 50'000.-**).

Acquisition as second home permitted to non-Swiss residents (LFAIE).

A rare opportunity in Montreux. **To visit without delay!**

SURFACES

Living area	~ 100 m ²
Weighted Surface	~ 107 m ²
Balcony Surface	~ 14 m ²

CARACTERISTICS

Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	1
Number of toilets	2
Number of balcony	1
Location floor	2nd floor

ANNEXES

- Cave
- 1 Garage Box

DISTANCES

Station	485 m
Public transports	138 m
Primary school	143 m
Secondary school	864 m
Secondary II school	864 m
College / University	589 m
Stores	220 m
Cable car	3504 m
Post office	414 m
Bank	293 m
Restaurants	70 m
Park / Green space	132 m

DISTRIBUTION

- **Distribution hall**
- **Spacious living / dining room** with access to **balcony of 14 m²**
- **Closed kitchen**
- **2 bedrooms**, one with **wall-mounted wardrobes**
- **Shower room**
- **14 m² balcony**, ideal for enjoying the outdoors

INFORMATION

Year of construction	1971
Year of restoration	2025
Heating installation	Radiator
Heating system	Fuel oil

NEIGHBOURHOOD

- City centre
- Park
- Green
- Lake
- Shops/Stores
- Restaurant(s)
- Railway station
- Bus stop
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Garden in co-ownership
- Quiet
- Greenery
- Waterfront
- Garage

INSIDE CONVENIENCES

- Lift/elevator
- Underground car park
- Eat-in-kitchen
- Guests lavatory

- Cellar
- Unfurnished
- Built-in closet
- Bright/sunny
- With front and rear view

EQUIPMENT

- Fitted kitchen
- Kitchen to furnish
- Washing machine
- Dryer
- Bath
- Photovoltaic panels

FLOOR

- Tiles
- Parquet floor

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Lake
- Mountains

FINANCIAL DATA

Price	CHF 1'710'000.-
Box price ①	CHF 50'000.-
Total price	CHF 1'760'000.-
Availability	To be discussed
Judicial form	En PPE

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