

CAUX



A "Coup de Coeur" for this building with a
breathtaking view!

CHF 3'600'000.-



20



968 m²

n° ref. **043222**



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

Christine Jan
+41 79 428 07 66
christine.jan@swsir.ch

Switzerland

Sotheby's
INTERNATIONAL REALTY



SITUATION AND DESCRIPTION

Exclusive listing with RILSA SA.

Situated on the upper reaches of the Commune of Montreux, this mansion enjoys a privileged location.

Quiet, verdant surroundings with breathtaking views of the lake and mountains.

Built in 1906, its charm and early 20th century architecture make this building a rare and atypical object on the market.

Currently distributed in 5/6 apartments in 2023 with a possibility of making a single dwelling.

Work carried out in addition to lot creation, facades and gates in 2022, elevator in 2020, roofing and waterproofing in 2008, electrical inspection (OIBT) in 2021.

Work to be planned: heating, windows, creation of

parking spaces, possibility of creating an independent studio on the ground floor.

Annex on the 1st floor: possibility of creating a summer kitchen.

Train stop 3 minutes' walk to Montreux.

This object with almost 1,000 m2 of living space offers numerous possibilities for development and enhancement.

It should be noted that the personal data of potential buyers will be passed on to UBS in accordance with the

UBS privacy statement under the www.ubs.com/pn-ch.

[link](#)

www.switzerland-sothebysrealty.ch

SURFACES

Living area	968 m ²
Surface of parcel	1550 m ²
Volume	4696 cbm

CHARACTERISTICS

Number of flats	5
Number of rooms	20
Number of balcony	7
Year of construction	1906
Year of restoration	2024
Heating system	Electricity
Heating installation	Radiator
Draining of waste water	Separative
Second home	Non authorized
Energy efficiency	F
Building envelope	F

DISTANCES

Public transports	98 m
Restaurants	272 m

DISTRIBUTION**Ground floor**

- A room of approx. 41 m² with fireplace and shower room (possibility of creating a studio)
- Storage room
- Apartment to renovate (5 rooms) creation of a kitchen
- A balcony

1st floor

- A renovated 4-room apartment with large west-facing terrace and balcony
- A room to renovate (summer kitchen)

2nd floor

- A renovated 4-room apartment
- Two balconies

3rd floor

- A renovated 4-room apartment (one bedroom with fireplace)
- Windows to be changed
- Two balconies

4th floor

- A renovated 4-room apartment
- Two balconies

Under the roof

- Large surface to renovate

Basements

- Many large rooms
- Laundry room



OUTSIDE CONVENIENCES

- Possibility of creating parking spaces.

NEIGHBOURHOOD

- Green
- Mountains
- Lake
- Railway station

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Greenery

INSIDE CONVENIENCES

- Lift/elevator
- Fireplace
- Bright/sunny
- With character

EQUIPMENT

- Shower
- Bath

FLOOR

- Tiles
- Parquet floor

ORIENTATION

- South
- West

EXPOSURE

- Favourable

VIEW

- Unobstructed
- Lake
- Mountains

FINANCIAL DATA**Price****CHF 3'600'000.-****Availability**

To be discussed

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.









