

# MONTREUX



Renovated retail space

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**CHF 350'000.-**

 ~40.5 m<sup>2</sup>

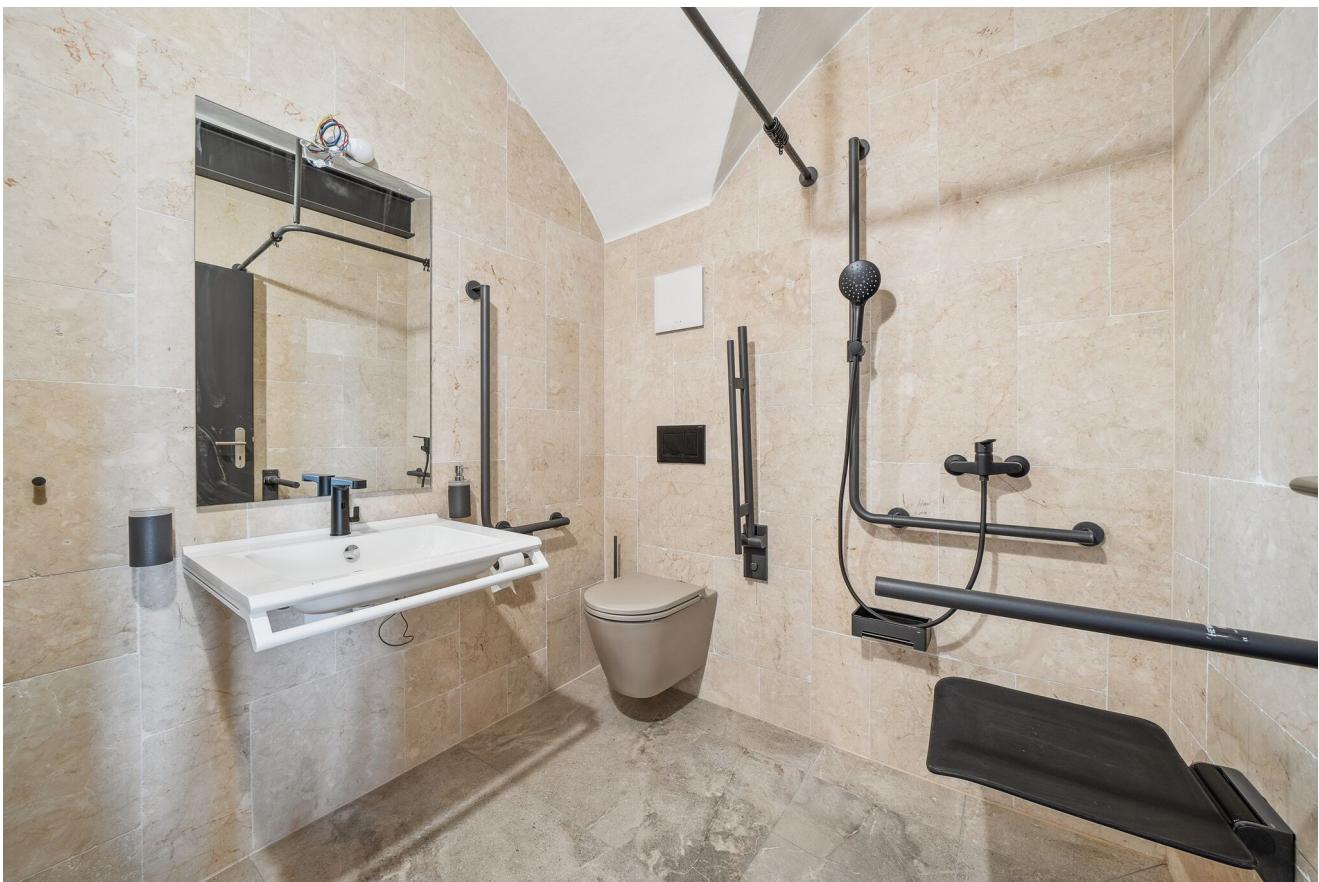
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## SITUATION AND DESCRIPTION

This charming ground-floor apartment of approx. 40.5 m<sup>2</sup>, with its separate entrance, can easily be converted into an office or small commercial space, offering a rare flexibility for this type of property.

The complete renovation in 2023-2024 gives it a contemporary style, with a modern kitchen, new shower room and carefully chosen materials.

The environment is particularly pleasant: in the heart of the village of Chernes, in a quiet area, yet still perfectly connected. The bus stop is just a hundred meters away, and the MOB station is just a few minutes' walk away, providing quick access to Montreux.

Although the building has no parking spaces, it is very well served, and a parking solution can easily be found nearby.

## **SURFACES**

Living area ~ 40.5 m<sup>2</sup>

## **CARACTERISTICS**

Number of bathrooms	1
Location floor	Lower ground floor

## **ANNEXES**

- Common laundry
- Technical room

## **DISTANCES**

Station	285 m
Public transports	278 m
Nursery school	246 m
Primary school	1622 m
Stores	91 m
Post office	68 m
Bank	1040 m
Restaurants	62 m

## **DISTRIBUTION**

- Living room
- Kitchen
- Shower room with WC (Italian shower equipped for people with reduced mobility)
- Reduit



## CONSTRUCTION

Built in 1815, the building benefited from a complete renovation between 2023 and 2024 including insulation of the envelope from the inside, total re-roofing and installation of triple-glazed windows. Heating is provided by a gas-fired boiler dating from 2023, with underfloor heat distribution.

## INFORMATION

Year of construction	1965
Number of flats	1
Year of restoration	2024
Heating installation	Floor
Heating system	Gas

## NEIGHBOURHOOD

- Village
- Green
- Mountains
- Lake
- Shops/Stores
- Shopping street
- Post office
- Restaurant(s)
- Bus stop
- Child-friendly

## OUTSIDE CONVENIENCES

- Quiet

## INSIDE CONVENIENCES

- Wheelchair-friendly
- Triple glazing
- Bright/sunny
- Natural light
- With character

## EQUIPMENT

- Shower
- Interphone

## FLOOR

- Tiles
- Parquet floor

## CONDITION

- Renovated

## ORIENTATION

- South
- West

## EXPOSURE

- Optimal
- All day

## FINANCIAL DATA

### Price

**CHF 350'000.-**

### Availability

To be discussed

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Common areas



