

VOUVRY



Rare investment in the heart of Vouvry: 2
apartments and parking space

CHF 830'000.-

Price of parking place(s) in addition

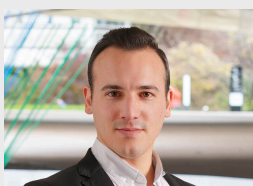


6.5



~205 m²

n° ref. **044074**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

A Switzerland Sotheby's International Realty exclusive!

In the heart of Vouvry, in a quiet lane just a stone's throw from the town center, this renovated building captivates with its **luminosity and mountain views**.

It comprises **two apartments**: a 55 m² 2.5-room apartment on the first floor and a **4.5-room triplex on three levels** of around 150 m², offering comfort and generous space. A cellar with technical installations and storage completes the property.

The property also benefits from a **additional plot of 51 m²** with 4 parking spaces, ideal for residents or visitors.

Southeast exposure, optimal sunshine, close to all amenities (schools, shops, transport). The property can be used **entirely as two rented efficiency apartments** or **allow owners to occupy one unit while renting out the second**.

SURFACES

Living area	~ 205 m ²
Surface of parcel	~ 72 m ²
Balcony Surface	~ 3 m ²
Underground surface	~ 60 m ²
Useful surface	~ 50 m ²
Total surface	~ 260 m ²

CARACTERISTICS

Number of rooms	6.5
Number of balcony	1

ANNEXES

-4 outdoor parking spaces

DISTANCES

Public transports	500 m
Primary school	599 m
Stores	300 m
Restaurants	301 m

DISTRIBUTION**Ground floor**

(2.5-room apartment)
-Bedroom
-2 bathrooms
-Living room & Dining room
-Kitchen

1st floor

(4.5-room triplex)
-Dining room
-Living room
-Kitchen
-WC
-Balcony

2nd floor

-2 Bedrooms
-Shower room with walk-in shower and WC

Under the roof

-Large room converted into bedroom & office

Basements

-Technical room
-Buanderie
-Wine cellar
-Useful spaces

Switzerland

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LOCATION

This building enjoys a **privileged location in Vouvry**, in the heart of a quiet lane yet just a stone's throw from the town center. Shops, schools, public transport and other local amenities are within walking distance, offering a perfect balance between **accessibility and tranquility**. The property benefits from **southeast exposure**, good **good light** and **unobstructed mountain views**, in a pleasant and sought-after living environment.

CONSTRUCTION

Constructed around 1960, this building was built to traditional standards, with a **strong, well-maintained structure**. It rests on a basement that includes the cellar and technical installations. Major renovations were carried out in 2015 (roof and insulation) and 2018 (paintwork, laminate and tiled floors, fitted kitchen, triple glazing), improving comfort and energy

efficiency while preserving the building's character. Today, the property is in **very good overall condition**, offering a reliable basis for **use as an efficiency apartment or main residence**.

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INFORMATION

Number of floors above ground	4
Year of construction	1961
Number of flats	2
Basements	1
Year of restoration	2021
Heating installation	Radiator
Domestic water heating system	Gas
Heating system	Electricity, Gas

NEIGHBOURHOOD

- City centre
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus station
- Bus stop
- Sports centre
- Public swimming pool
- Tennis centre
- Hiking trails
- Soccer pitch
- Museum
- Concert hall

- Religious monuments
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Parking
- Public parking
- Visitor parking space(s)

INSIDE CONVENIENCES

- Cellar
- Wine cellar
- Heating Access
- Triple glazing
- Bright/sunny

EQUIPMENT

- Dryer

FLOOR

- Tiles
- Laminated

CONDITION

- Very good
- Renovated

ORIENTATION

- South

FINANCIAL DATA

Price	CHF 830'000.-
Price park.ext ④	CHF 60'000.-
Total price	CHF 890'000.-
Gross rental income p.a.	CHF 48'000.-
Gross return	4.70 %
Availability	To be discussed
Judicial form	En nom propre

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- East

EXPOSURE

- Favourable
- All day

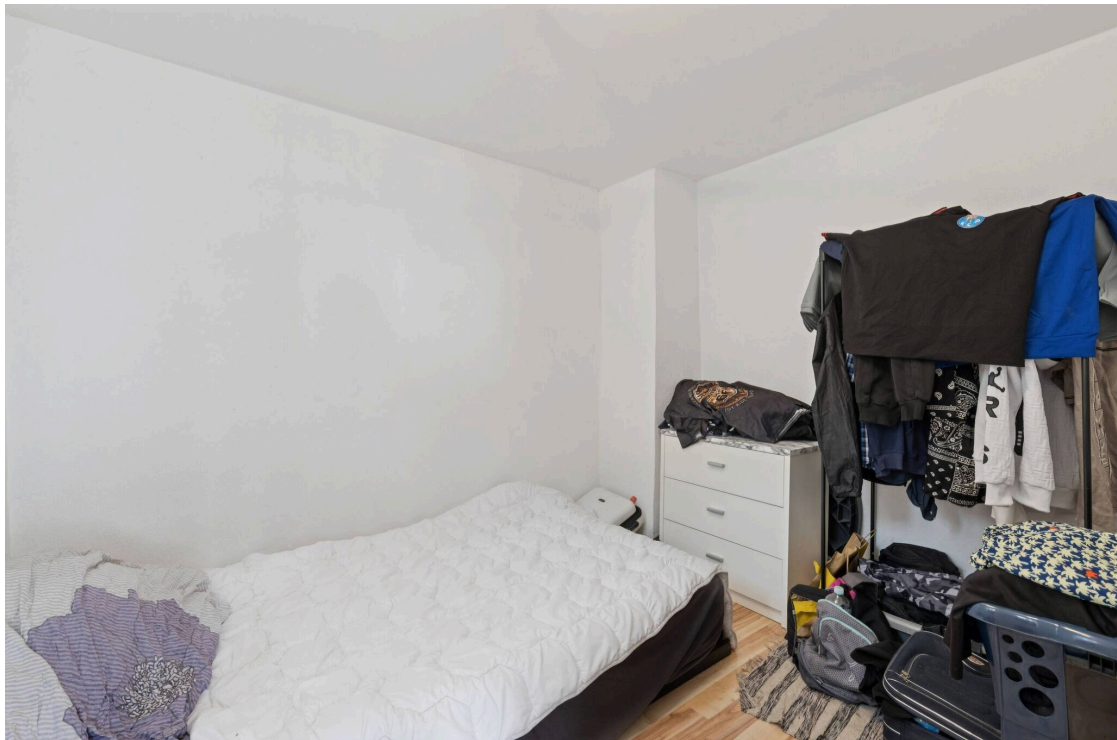
VIEW

- Nice view
- Clear
- Far view

STYLE

- Classic
- Modern



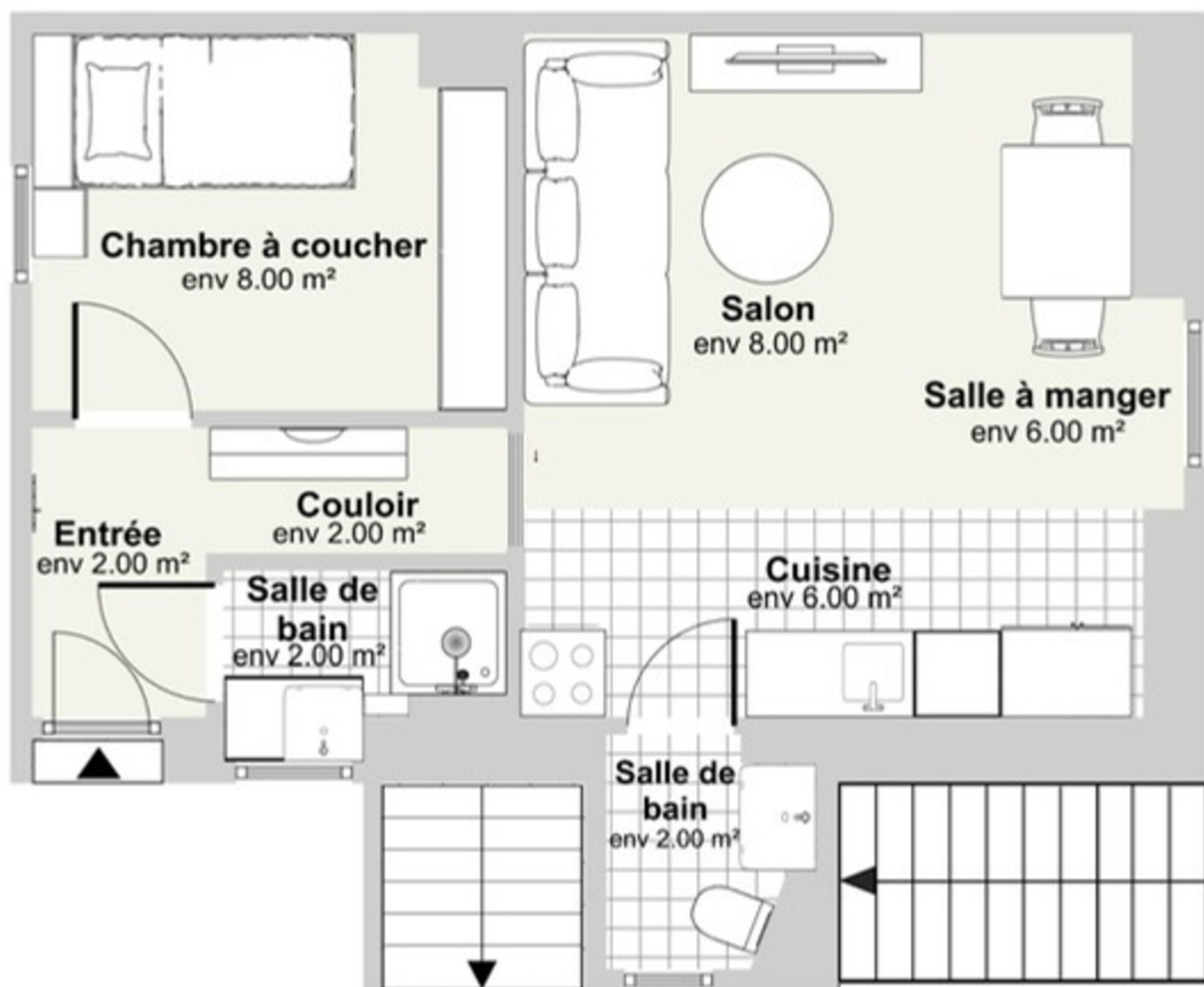




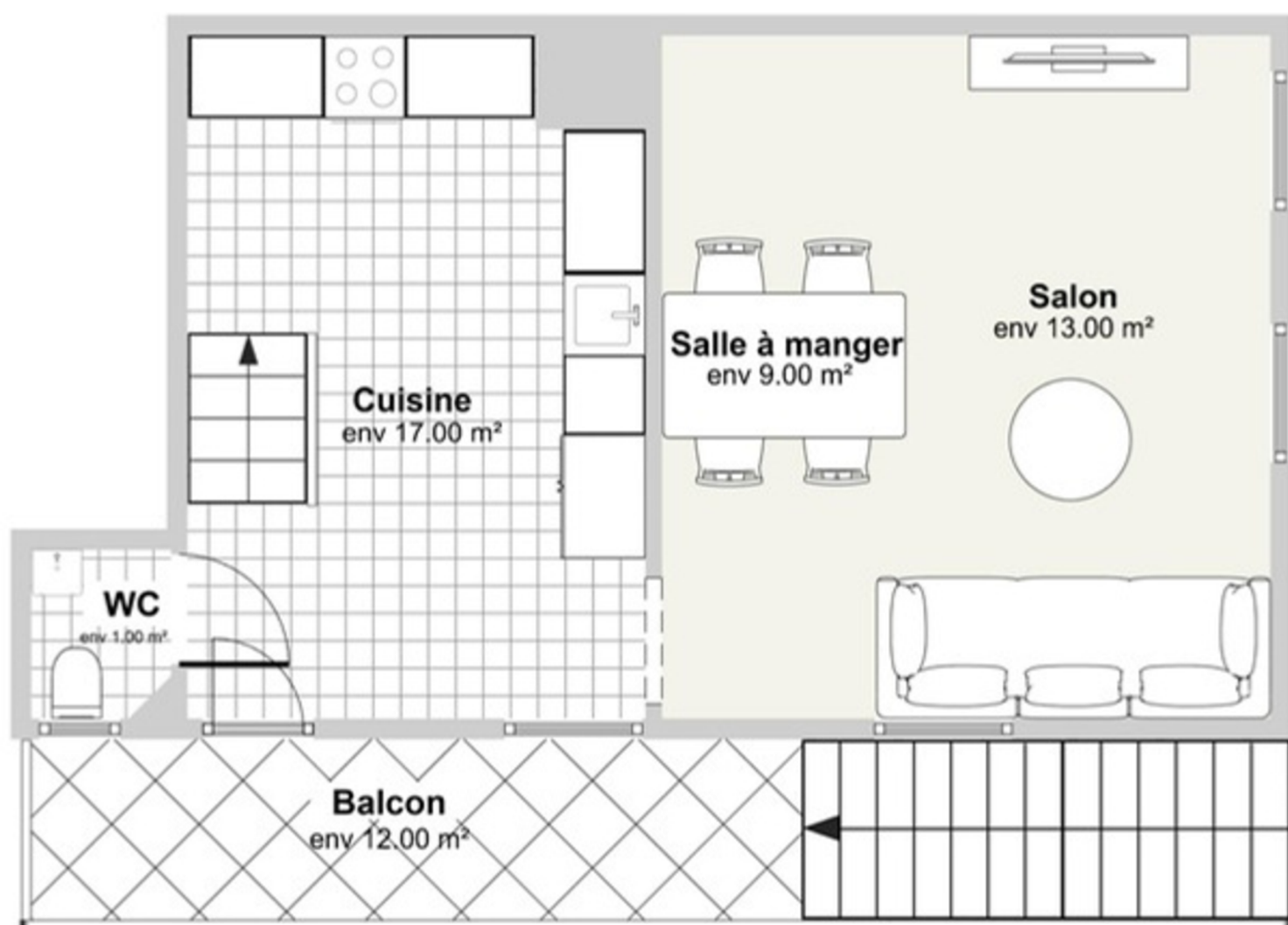




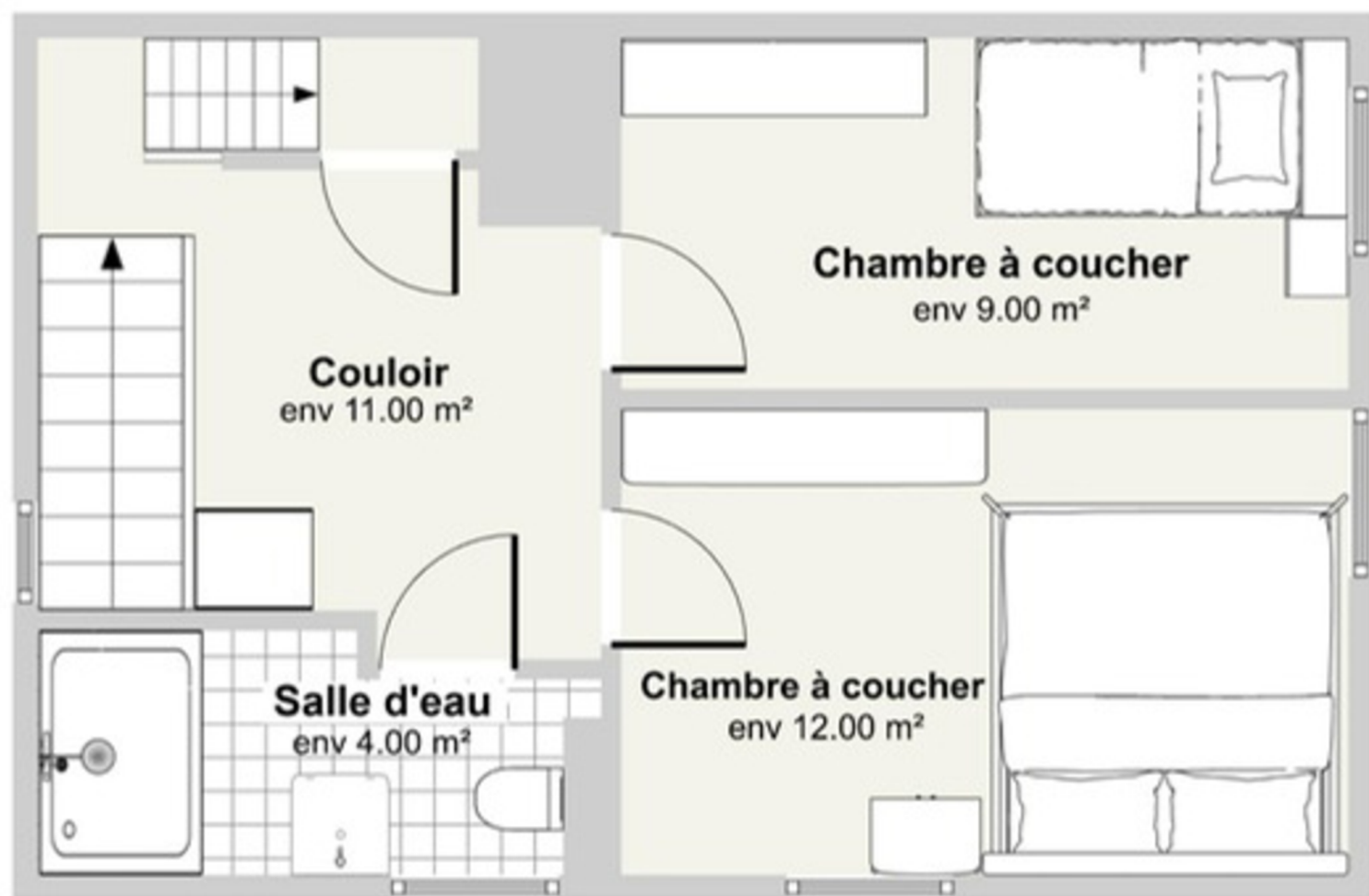




RDC - Appartement de 2.5 pièces



1er étage - Triplex de 4.5 pièces



2ème étage - Triplex de 4.5 pièces



Combles - Triplex de 4.5 pièces