

# VOUVRY



Renovated 2-flat building downtown, gross  
yield ~5%

**CHF 860'000.-**

Parking place(s) included



6.5



~160 m<sup>2</sup>

n° ref.

**5868905\_044074**



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## SITUATION AND DESCRIPTION

### **An exclusive Switzerland Sotheby's International Realty**

Attractive yield of around 5%, complete renovation completed less than five years ago, low charges and central location: this building represents a rare opportunity for investors looking for a stable, secure investment in the heart of Vouvry.

Located in a quiet lane just a stone's throw from the town center, the building enjoys a strategic location, sought-after for its immediate proximity to shops, schools and transport. Currently rented on a stable basis, it offers clear income visibility and solid asset potential.

The building comprises two apartments: a 2.5-room apartment of approx. 45m<sup>2</sup> on the first floor and a 4.5-room triplex of approx. 120m<sup>2</sup> spread over three levels. The apartments, which have recently been completely

renovated, are bright, spacious and boast unobstructed views of the mountains. A cellar with technical installations and storage space completes the ensemble.

The detailed rental statement, the owners' statement of charges and all documents required for financing are up to date and available, guaranteeing total transparency and facilitating any banking approach or investment decision.

The property also has a 51m<sup>2</sup> annexed plot with 4 parking spaces, a valuable asset in the city center. Southeast exposure, optimal sunlight and recent maintenance make this property a perennial investment, combining immediate profitability with long-term potential.

**SURFACES**

Living area	~ 160 m <sup>2</sup>
Balcony Surface	~ 3 m <sup>2</sup>
Underground surface	~ 50 m <sup>2</sup>

**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 property 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 tranquillity**.

The property benefits from **southeast exposure**, good **light** and **unobstructed views of the mountains**, 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 including cellar and technical installations.

Meaningful 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.

The complex is today in **very good overall condition**, offering a reliable base for **use as an efficiency apartment or primary 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
- East

**EXPOSURE**

- Favourable

**FINANCIAL DATA**

<b>Price</b>	<b>CHF 860'000.-</b>
<b>Gross rental income p.a.</b>	CHF 48'000.-
<b>Gross return</b>	4.70 %
<b>Availability</b>	To be discussed
<b>Judicial form</b>	En nom propre

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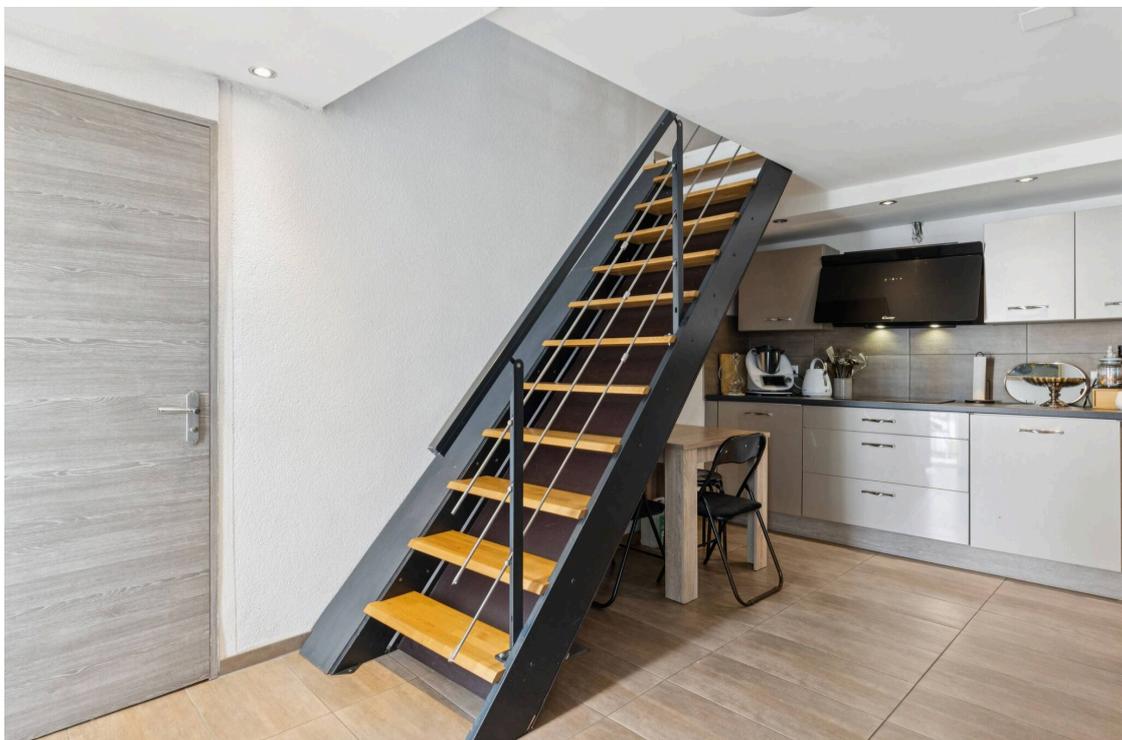
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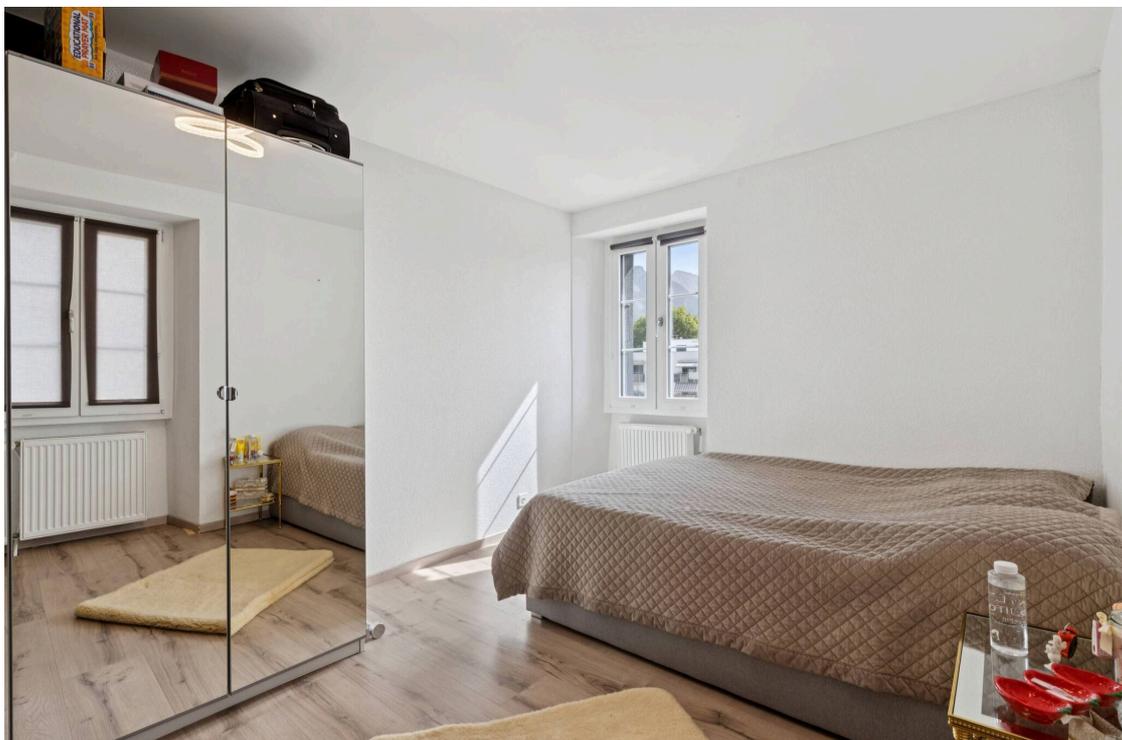
## **VIEW**

- Nice view
- Clear
- Far view

## **STYLE**

- Classic
- Modern



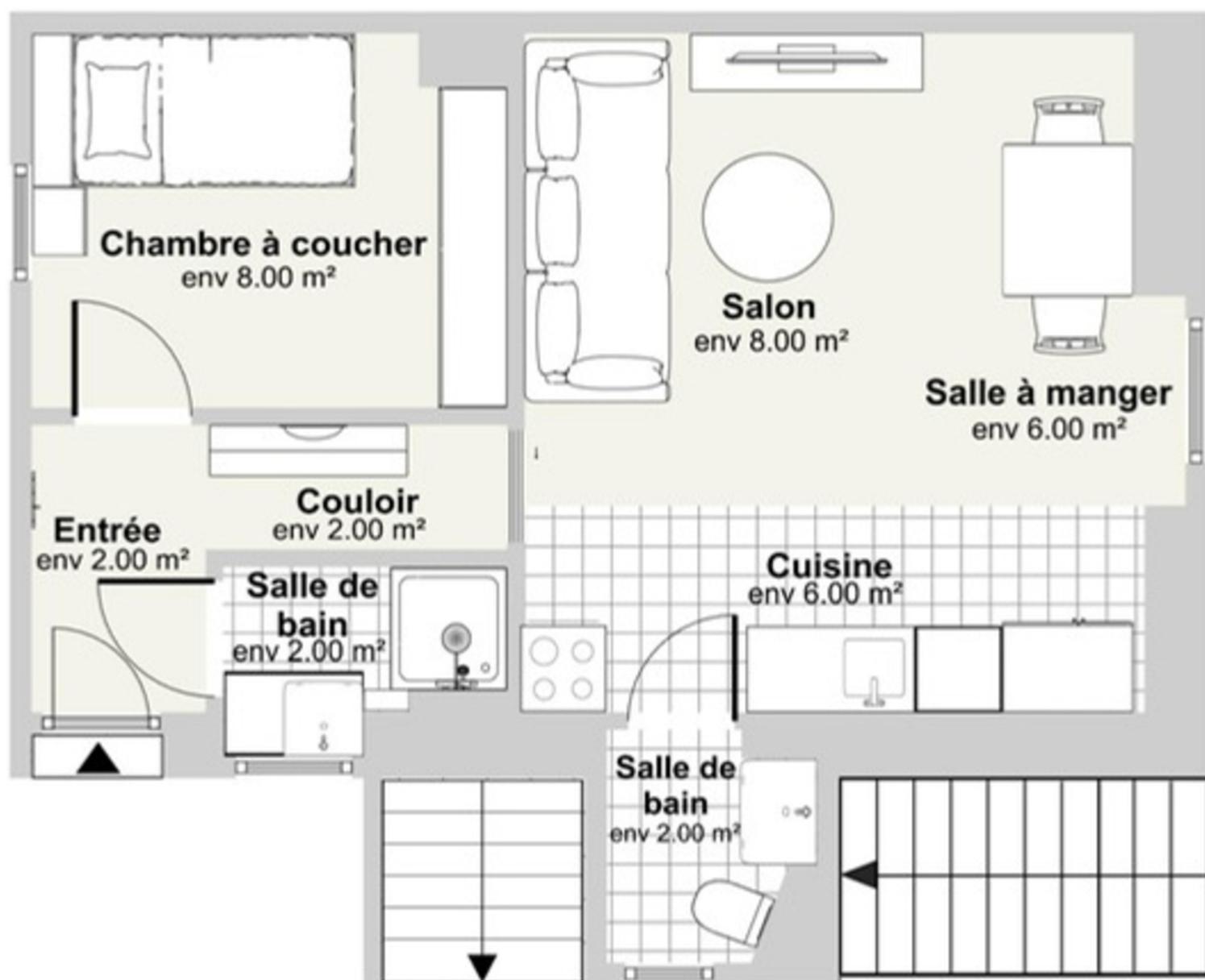




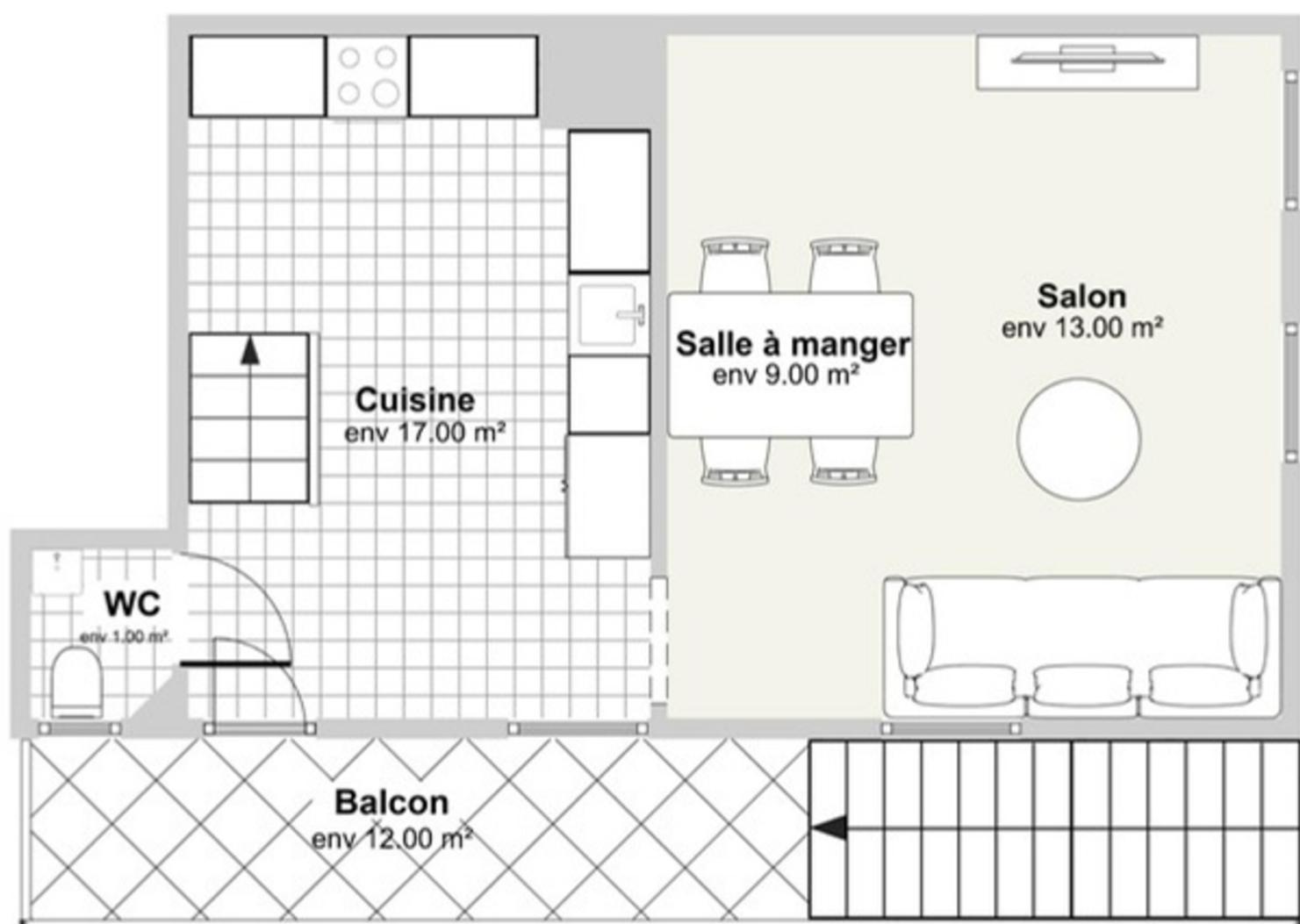




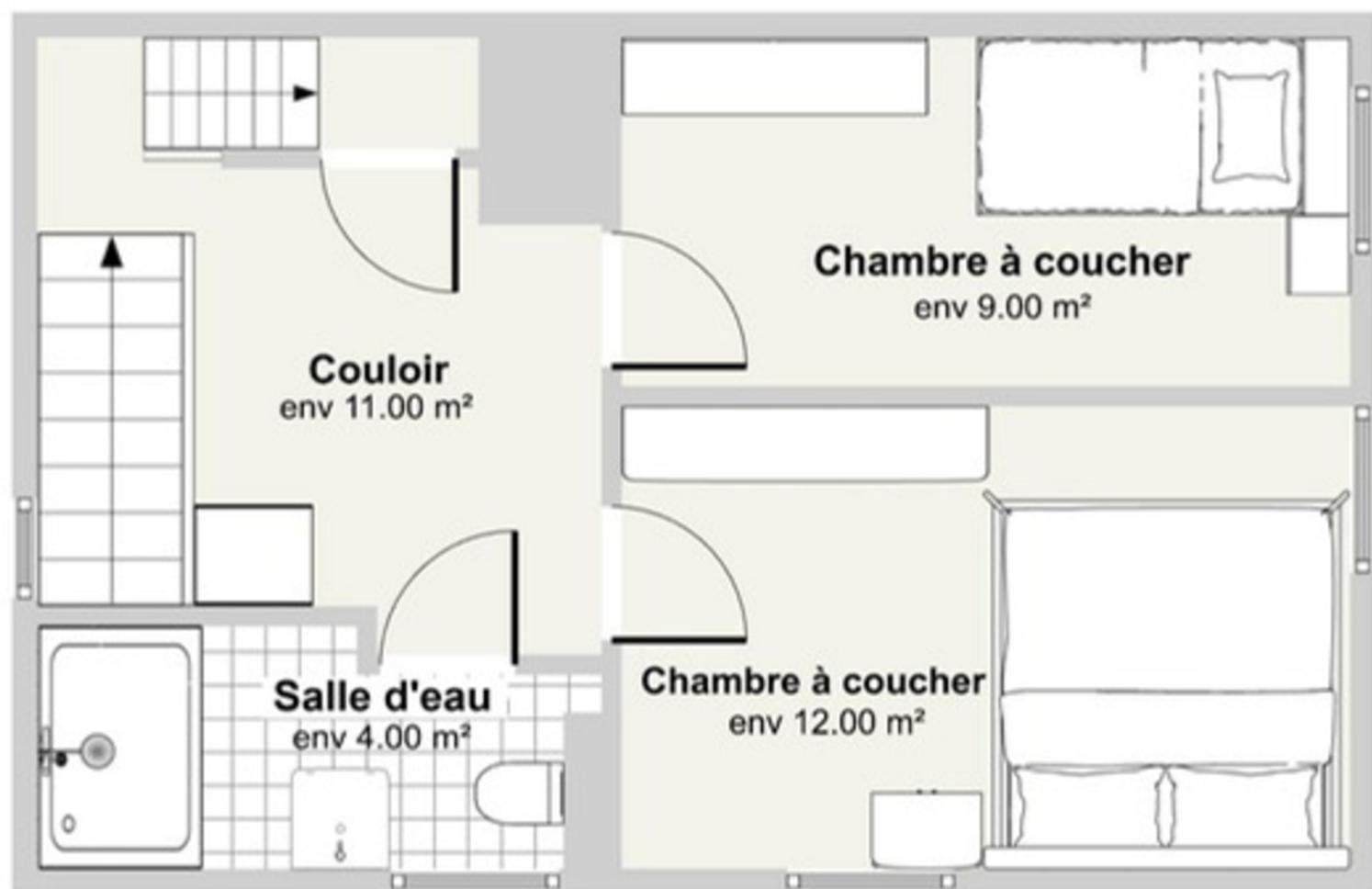




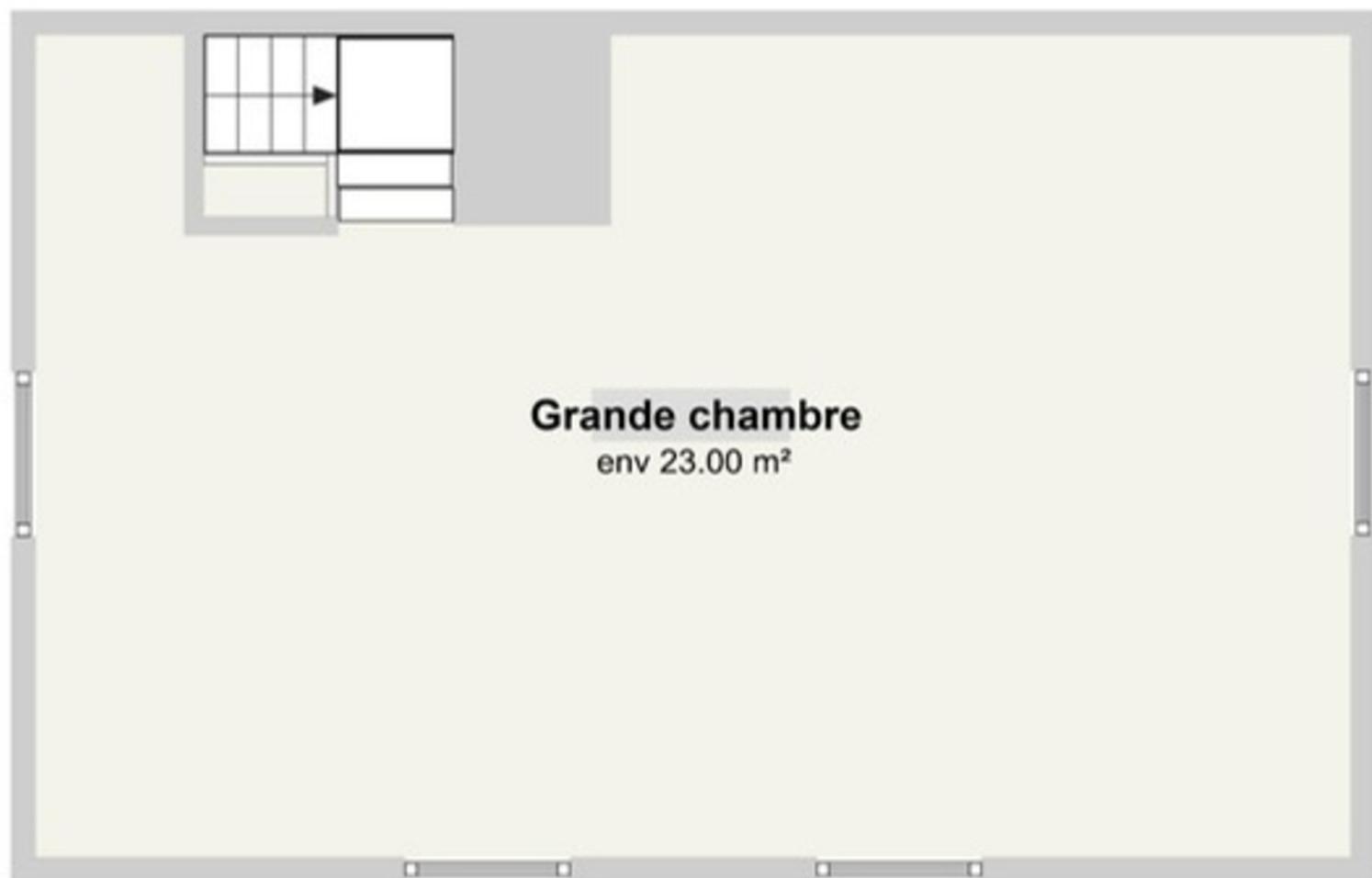
RDC - Appartement de 2.5 pièces



1er étage - Triplex de 4.5 pièces



2ème étage - Triplex de 4.5 pièces



**Combles - Triplex de 4.5 pièces**