

# MONTREUX



Fully renovated apartment building with lake view

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**CHF 1'625'000.-**

 ~220 m<sup>2</sup>

n° ref.  
**5422205\_042096**



**Switzerland | Sotheby's International Realty**  
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## SITUATION AND DESCRIPTION

### Charming renovated building in Chernex - Lake view and rental potential

Located in the heart of the village of Chernex, just a few minutes from Montreux, this three-unit building represents a rare opportunity, whether for an investor or an owner wishing to combine yield and quality living. Nestled in a quiet, leafy setting, it boasts beautiful views of Lake Geneva and the Alps.

Built in 1965, the building was completely renovated between 2023 and 2024: insulation, roofing, heating, kitchens, bathrooms, flooring - everything has been carefully redone with energy efficiency in mind. The configuration also allows for the creation of a fourth dwelling if desired, thanks in particular to the connection between the first floor and 1st floor via an elevator suitable for people with reduced mobility. The current distribution is as follows:

- **Dwelling 1 (ground floor 1st floor)**: 2.5 rooms of approx. 78 m<sup>2</sup>. The first floor can also be used as an office or commercial space.

- **Apartment 2 (2nd floor)** : 1.5 room approx. 45 m<sup>2</sup> with balcony and beautiful lake view.

- **Apartment 3 (attic)** : 1.5 room approx. 43 m<sup>2</sup>, with mezzanine space.

The building has no parking space, but is perfectly served by public transport: the "Desmary Antoinette" bus stop (line 291) is 100 meters away, and the Chernex MOB station is 250 meters away, providing access to Montreux in just a few minutes.

Short-term rentals are not permitted.

A rare property in a sought-after commune, combining charm, complete renovation and flexible operating potential.

## SURFACES

Living area	~ 220 m <sup>2</sup>
Surface of parcel	~ 61 m <sup>2</sup>
Volume	~ 791 cbm
Useful surface	~ 304 m <sup>2</sup>

## CARACTERISTICS

Number of balcony	1
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## 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

### Lower ground floor

- Living room
- Kitchen
- Shower room with WC (Italian shower equipped for people with reduced mobility)
- Reduit
- P"Homelift "vertical lift platform

### Ground floor

- Main entrance to the building

### 1st floor

- Living room/bedroom
- Kitchen
- Shower room with WC (walk-in shower)
- Shed/Office

### 2nd floor

- Living room/bedroom with access to balcony
- Kitchen
- Shower room with WC (walk-in shower)
- Shed/Office

### Under the roof

- Living room/bedroom
- Kitchen
- Shower room with WC (Italian shower)
- Reduit/Office
- Mezzanine



## CONSTRUCTION

Built in 1965, 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	3
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

- Balcony/ies
- Quiet

## INSIDE CONVENIENCES

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

## EQUIPMENT

- Interphone

## FLOOR

- Tiles
- Parquet floor

## CONDITION

- Renovated

## ORIENTATION

- South
- West

## EXPOSURE

- Optimal
- All day

## VIEW

- Nice view
- Clear
- Lake
- Mountains
- Alps

## FINANCIAL DATA

### Price

CHF 1'625'000.-

### Availability

To be discussed

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First floor



First floor



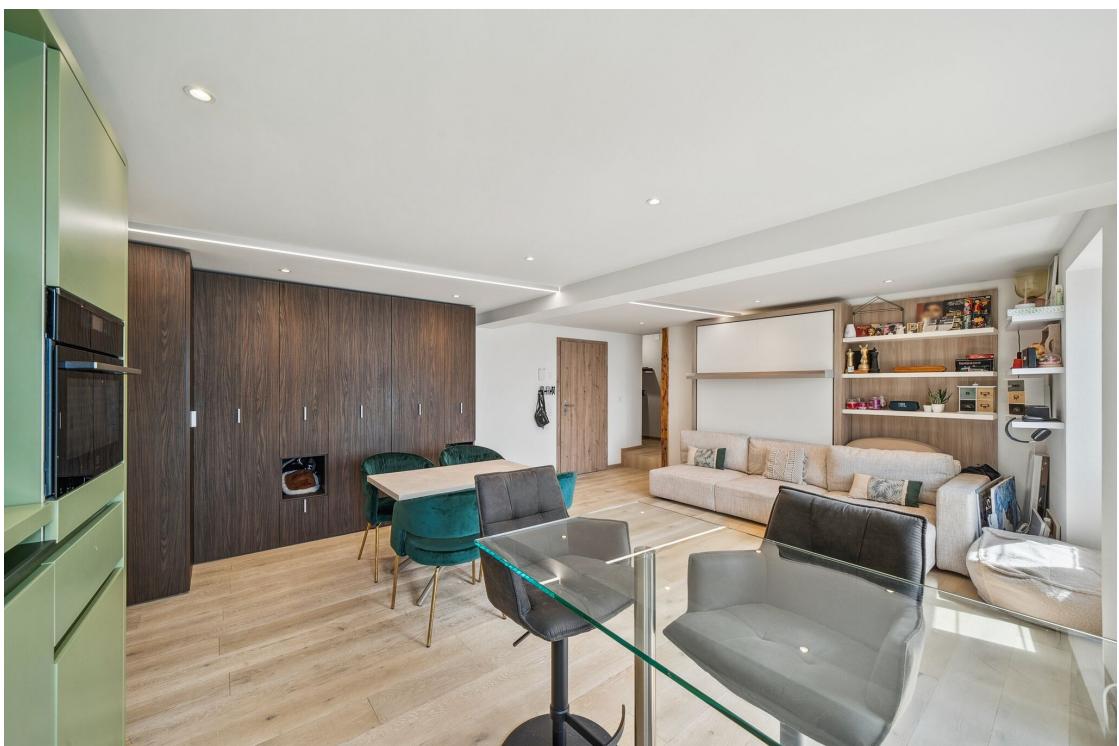
1st floor



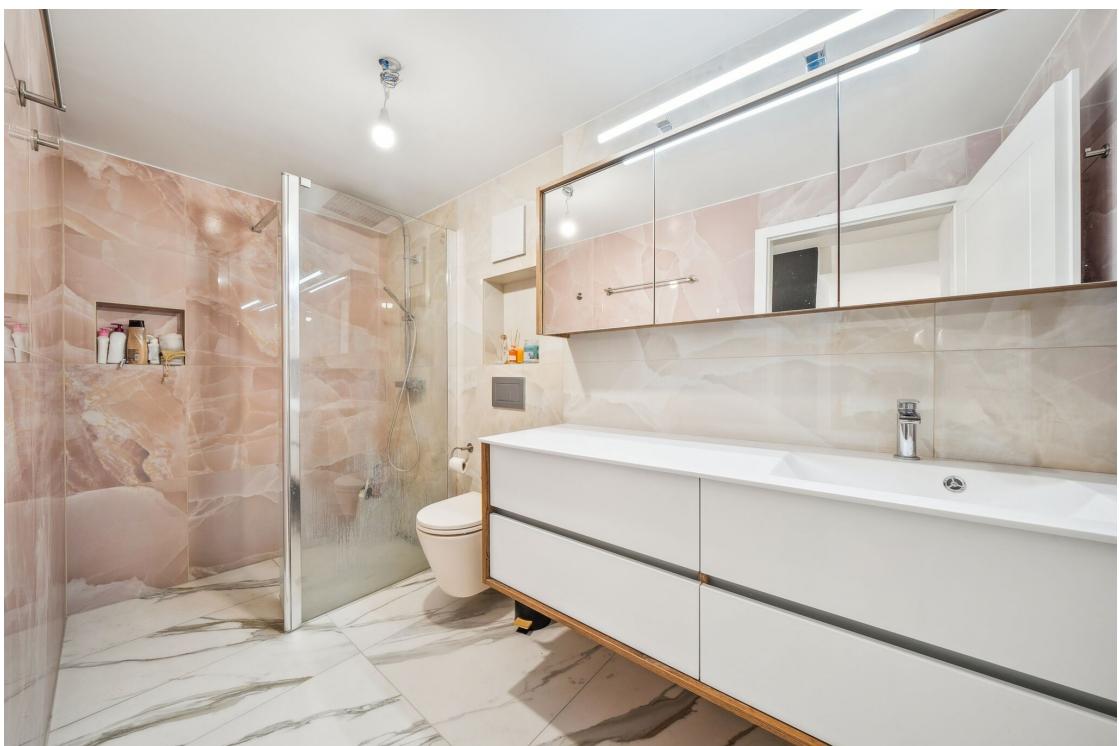
1st floor



2nd floor



2nd floor



2nd floor





Attic





Common areas

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