

# MONTREUX



Beautiful property with three apartments and  
exceptional lake view

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**CHF 2'990'000.-**

Price of parking place(s) in addition



9.5



6



~300 m<sup>2</sup>

n° ref. **044888**



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## SITUATION AND DESCRIPTION

Nested in a quiet, leafy and exclusively residential area of the commune of Montreux, this sumptuous character house enjoys a privileged location, just a few minutes' walk from the town center, its shops, the train station and the lakeside. A true haven of peace, it immediately captivates with its authentic charm, commanding location and breathtaking panoramic views of Lake Geneva and the majestic Alps.

Erected on several levels and perfectly maintained over the years, the property is currently divided into three totally independent apartments (1 x 4.5 rooms, 1 x 3.5 rooms and 1 x 2.5 rooms).

This configuration offers vast development potential, making it equally suitable as a multi-generational family home, an attractive rental investment or a main residence with additional income. An additional bedroom and an office can also be added, offering

even greater flexibility. Today, the 4.5-room apartment is occupied by the owners, while the other two units are rented out (leases available on request).

Thanks to its ideal orientation, the house enjoys generous sunlight throughout the day. The living areas are bright, elegant and particularly spacious. The spacious living room, with its convivial dining room, opens onto a magnificent terrace, perfect for enjoying the breathtaking views and sunsets. The garden, carefully planted with trees and meticulously tended, offers a bucolic and intimate setting, ideal for recharging one's batteries or hosting convivial outdoor moments.

The owners have paid constant attention to maintenance and renovations: modernized kitchen and shower room, refreshed paintwork, replaced boiler, upgraded electricity, and various improvements

carried out over time. The whole guarantees contemporary comfort while preserving the charm of yesteryear.

Two outdoor parking spaces complete this rare property on the market. In addition, an indoor parking space in the nearby Donner parking lot can be rented as a complement.

This house represents a unique opportunity for anyone looking for a property with character, perfect location and exceptional potential.

## **SURFACES**

Living area	~ 300 m <sup>2</sup>
Surface of parcel	~ 754 m <sup>2</sup>
Useful surface	~ 508 m <sup>2</sup>
Volume	~ 1902 cbm

## **CARACTERISTICS**

Number of rooms	9.5
Number of bedrooms	6
Number of bathrooms	5
Year of construction	1939
Year of restoration	2008
Second home	Non authorized

## **DISTANCES**

Public transports	18 m
Primary school	340 m
Stores	319 m
Restaurants	152 m

## PROXIMITY

- City centre
- Villa area
- Green
- Park
- Lake
- Residential area
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- International schools
- Museum
- Theatre
- Concert hall
- Religious monuments
- Doctor

## OUTSIDE CONVENIENCES

- Balcony/ies
- Garden
- Greenery

- Parking
- Box

## INSIDE CONVENIENCES

- Guests lavatory
- Double glazing
- Bright/sunny

## EQUIPMENT

- Bath
- Shower

## FLOOR

- Tiles
- Parquet floor

## ORIENTATION

- South
- West

## EXPOSURE

- Optimal
- All day

## VIEW

- Unobstructed
- Lake
- Mountains

## STYLE

- Classic

## FINANCIAL DATA

### Price

**CHF 2'990'000.-**

### Availability

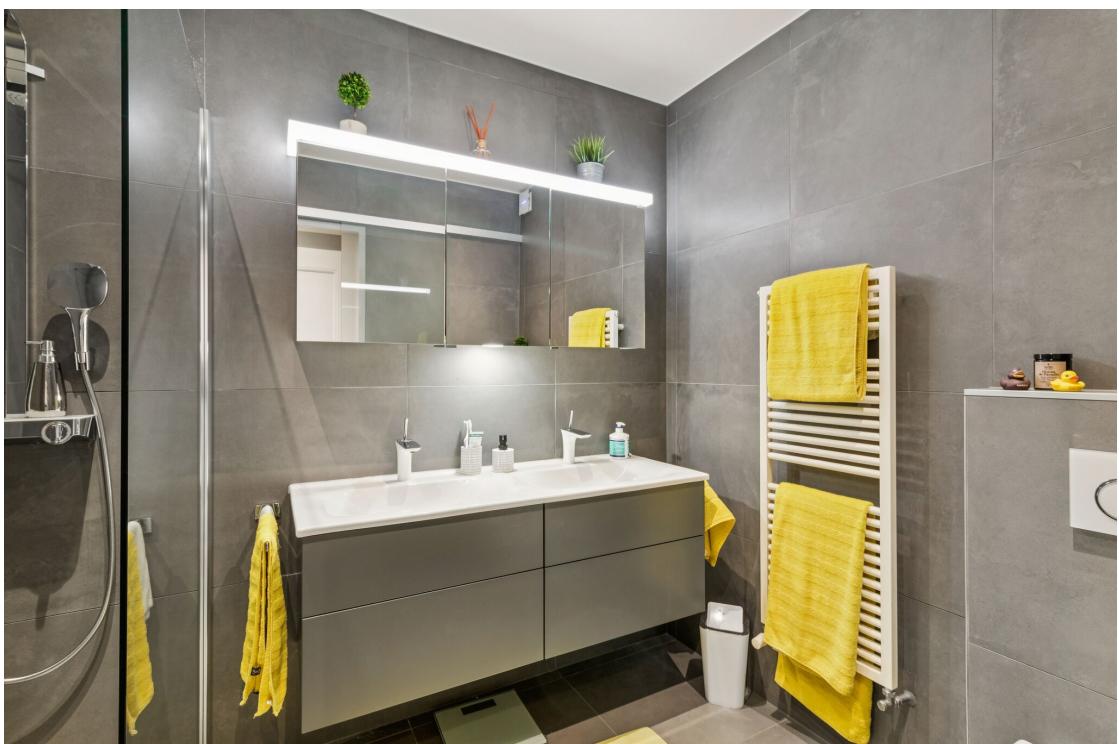
To be discussed

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