

VEYTAUX



In the heart of Veytaux - Ideally located
building

CHF 1'950'000.-



10



4



~168 m²

n° ref. **044812**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Charming building in Veytaux - Privileged location

Ideally located in the sought-after commune of **Veytaux**, in the immediate vicinity of the **Veytaux Gare** bus stop, this three-unit building enjoys a rare location, combining tranquility and excellent accessibility to public transport as well as to Montreux, located just a few minutes away.

Composed of three apartments, the building offers a harmonious organization:

- **Apartment 1 (first floor)** : 2.5-room apartment, ideal as a home or for a small self-employed activity.
- **Apartment 2 (1st and 2nd floor)** : 4.5-room duplex, offering beautiful volumes and great layout flexibility.
- **Apartment 3 (top floor)** : charming **loft**, bright and functional.

Thanks to its privileged location just a stone's throw from public transport, the building benefits from optimal accessibility.

SURFACES

Living area	~ 168 m ²
Surface of parcel	~ 250 m ²
Useful surface	~ 194 m ²
Volume	~ 1055 cbm

CARACTERISTICS

Number of rooms	10
Number of bedrooms	4
Number of bathrooms	3
Year of construction	1900
Year of restoration	2014
Heating system	Gas
Heating installation	Radiator
Second home	Authorized
Energy efficiency	D
Building envelope	E

DISTANCES

Station	177 m
Public transports	57 m
Nursery school	38 m
Primary school	1758 m
Secondary school	2463 m
Secondary II school	2463 m
College / University	732 m
Stores	700 m
Cable car	10477 m
Airport	3639 m
Post office	36 m
Bank	1920 m
Hospital	200 m
Restaurants	209 m
Park / Green space	231 m

DISTRIBUTION**Ground floor**

- Living room
- Kitchen
- Shower room with WC
- Bedroom

1st floor

- Living room
- Kitchen
- WC
- Veranda
- Terrace and balcony

2nd floor

- 2 bedrooms
- Bathroom
- WC

3rd floor**- LOFT:**

- Living room
- Kitchen
- WC
- Bathroom
- Bedroom

Switzerland

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INTERNATIONAL REALTY

NEIGHBOURHOOD

- Village
- Park
- Mountains
- Lake
- Restaurant(s)
- Bus stop
- Child-friendly

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden in co-ownership
- Public parking

INSIDE CONVENIENCES

- Public parking
- Visitor parking space(s)
- Separated lavatory
- Veranda
- Cellar
- Workshop
- Double glazing
- Bright/sunny

EQUIPMENT

- Interphone

FLOOR

- Tiles
- Parquet floor

CONDITION

- Renovated

EXPOSURE

- Good
- All day

VIEW

- Clear
- Lake
- Mountains

FINANCIAL DATA

Price

CHF 1'950'000.-

Availability

To be discussed

Judicial form

En Nom propre

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