

MONTREUX



Magnificent apartment with private garden
and large terrace

CHF 1'190'000.-

Price of parking place(s) in addition



3.5



2



~122 m²

n° ref. **046086**



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SITUATION AND DESCRIPTION

This very attractive **3.5-room** apartment is located in the sought-after village of Chernex, appreciated for its gentle lifestyle as well as its immediate proximity to the town of Montreux and its many shops.

Built in 2010 in a green setting, the residence enjoys a privileged location, in the heart of the village while benefiting from a quiet, residential environment. The apartment offers a generous living area of **122 m²** and seduces with its magnificent outdoor spaces including a **terrace of 73 m²** as well as a **private garden of 82 m²**, true extensions of the living space.

Light-filled thanks to its favorable orientation, this property offers comfortable volumes and a harmonious layout. The living rooms open directly onto the outside, providing an ideal setting for enjoying fine weather, entertaining or simply relaxing in peace and quiet. The two bedrooms benefit from

pleasant surface areas, perfectly suited to a main residence as well as a pied-à-terre.

The MOB station, local shops and school are less than 200 meters from the residence, while downtown Montreux can be reached in just 5 minutes by car.

A cellar and two indoor parking spaces complete this property and add to the comfort of this apartment with its quality features.

SURFACES

Living area	~ 122 m ²
Weighted Surface	~ 154.5 m ²
Garden surface	~ 82 m ²
Terrace surface	~ 73 m ²

CARACTERISTICS

Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	2
Number of levels	1
Location floor	Garden floor

ANNEXES

- Cellar
- 2 indoor parking spaces

DISTANCES

Station	334 m
Public transports	227 m
Primary school	986 m
Secondary school	891 m
Stores	161 m
Post office	136 m
Restaurants	199 m

DISTRIBUTION

start="194" data-end="245">

Dining area open to outside

- Functional, fully-equipped kitchen, with access to the 73 m² terrace
- 2 bedrooms with comfortable surface areas
- Bathroom/WC
- Shower room/WC

INFORMATION

Year of construction
Heating installation
Heating system

2010
Floor
Gas

- Bath

FLOOR

- Tiles

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

NEIGHBOURHOOD

- Village
- Mountains
- Shops/Stores
- Railway station

OUTSIDE CONVENIENCES

- Terrace/s
- Garden

INSIDE CONVENIENCES

- Lift/elevator
- Underground car park
- Open kitchen
- Cellar
- Bicycle storage
- Triple glazing
- Bright/sunny

EQUIPMENT

- Fitted kitchen
- Kitchen island
- Washing machine
- Dryer
- Shower

FINANCIAL DATA

Price	CHF 1'190'000.-
Price park. int. @	CHF 50'000.-
Total price	CHF 1'240'000.-
Availability	To be discussed
Judicial form	PPE

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