



## **RARE!!! SPACIOUS APARTMENT CLOSE TO THE LAKE**

A deux pas du lac | 1820 Montreux | Reference : 1656735

**CHF 950,000.-**

## RARE!!! SPACIOUS APARTMENT CLOSE TO THE LAKE

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AxiHome is pleased to present this magnificent 6-room apartment enjoys a privileged location in the heart of Clarens, in a quiet, leafy environment just a few steps from the shores of Lake Geneva.

From the moment you enter, you'll be seduced by a huge through hallway that harmoniously structures the living spaces. The apartment offers remarkable living comfort with its four generous bedrooms, a bathroom, a shower room, a guest WC and a reduit currently serving as a dressing room.

The open, fully-appointed kitchen opens onto a large, convivial dining room, ideal for entertaining. The particularly bright living room invites relaxation with its warm atmosphere and elegant Swedish stove. It gives access to a charming little balcony offering a pleasant escape on the lake.

The assets:

- Central location in Clarens, close to the lake, schools, transport and shops
- Renovated building
- Beautiful natural light in all rooms
- Generous volumes and good ceiling height
- Swedish stove, charm and cachet

### CHARACTERISTICS

Reference: **1656735**

Type: **Apartment**

Availability: **To agree**

Rooms: **6**

Bedrooms: **4**

Bathrooms: **3**

Location floor: **1st floor**

Flats: **7**

Living area: **~ 125 m<sup>2</sup>**

Useful surface: **~ 126 m<sup>2</sup>**

Charges: **CHF 450.- (Individual)**

Year of construction: **1920**



- Balcony with partial lake view

A rare property on the market, ideal for a family or couple looking for volume, light and an exceptional living environment between lake and mountains.

Take advantage of this exceptional opportunity to acquire a property close to everything at a reasonable price.

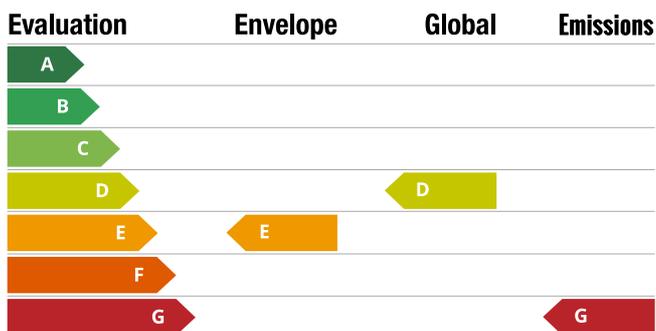
Contact me without delay in order to send you the sales file and schedule a visit.

## SPECIALITIES

- Plan to install an elevator in the small entrance hall which would allow direct access into the apartment.
  - As a result a bathroom will be recreated in the 2<sup>nd</sup> hall
  - this work is at the PPE's expense
- 
- Double glazing
  - Swedish porch
  - Gas heating

## ENERGY EFFICIENCY (CECB)

The energy label is the result of an evaluation of the global energy performance (energy consumption and energy source) and of the performance of the building envelope.



## CONTACT FOR VISITING

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## LOCATION

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### SITUATION

Ideally located between Montreux and Vevey, the charming village of Clarens captivates with its peaceful ambience and idyllic setting on the shores of Lake Geneva. This sought-after residential neighborhood combines tranquility, elegance and urban proximity, offering an exceptional living environment just minutes from the major cultural and economic centers of the Vaud Riviera.

Nested between the terraced vineyards of Lavaux (a UNESCO classified site) and the shores of the lake, Clarens benefits from a remarkable natural environment, conducive to relaxation, walking and water sports activities. You're just a stone's throw from Montreux's magnificent flower-filled quays, Clarens harbor, tree-lined parks, as well as renowned schools, shops and public transport.

With its breathtaking views of the Alps, quick access to the A9 freeway and direct SBB links to Lausanne and Geneva, Clarens offers both exceptional quality of life and a strategic location, whether for a primary or secondary residence.

				
Public transports	102 m	2 min.	2 min.	3 min.
Primary school	1.35 km	25 min.	15 min.	6 min.
Stores	294 m	4 min.	4 min.	1 min.
Restaurants	100 m	2 min.	2 min.	-

## CHARACTERISTICS

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### CHARACTERISTICS

Availability	<b>To agree</b>	Number of levels for the real asset	<b>1</b>
Type	<b>Apartment</b>	Basement	<b>1</b>
Reference	<b>1656735</b>	Heating type	<b>Gas</b>
Rooms	<b>6</b>	Heating installation	<b>Radiator</b>
Bedrooms	<b>4</b>	Domestic water heating system	<b>Gas</b>
Bathrooms	<b>3</b>	Condition of the property	<b>Good</b>
Location floor	<b>1st floor</b>	Standing	<b>Standard</b>
Charges	<b>CHF 450.- (Individual)</b>	Living area	<b>~ 125 m<sup>2</sup></b>
Year of construction	<b>1920</b>	Useful surface	<b>~ 126 m<sup>2</sup></b>
Latest renovations	<b>2007</b>	Ceiling height	<b>~ 3 m</b>
Energetic efficiency	<b>D</b>	PPE charges	<b>CHF 450.-/month</b>
Building envelope	<b>E</b>	Parking spaces	<b>Yes, optional</b>
Direct CO2 emissions	<b>G</b>	Local tax	<b>65 %</b>
Flats	<b>7</b>	Canton's tax	<b>155 %</b>
Balcony	<b>1</b>		
Total number of floors	<b>4</b>		

### CONVENIENCES

#### NEIGHBOURHOOD

- City centre
- Lake
- Harbour
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus station
- Bus stop
- Tram stop
- Subway
- Highway entrance/exit
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school

- Secondary II school
- College / University
- International schools
- Sports centre

- Hiking trails
- Bike trail
- Museum
- Theatre

- Concert hall
- Religious monuments
- Hospital / Clinic
- Doctor

## OUTSIDE CONVENIENCES

- Balcony/ies

- Parking

- From road

## INSIDE CONVENIENCES

- Without elevator
- Public parking
- Open kitchen
- Guests lavatory

- Storeroom
- Built-in closet
- Swedish stove

- Double glazing
- Bright/sunny
- With character

## EQUIPMENT

- Fitted kitchen
- Furnished kitchen
- Ceramic glass cooktop
- Oven
- Steamer

- Microwave
- Fridge
- Freezer
- Dishwasher

- Washing machine
- Bath
- Shower
- Code door

## FLOOR

- Tiles

- Laminated

## CONDITION

- Good

- To be refurbished

## ORIENTATION

- South

- West

## EXPOSURE

- Favourable

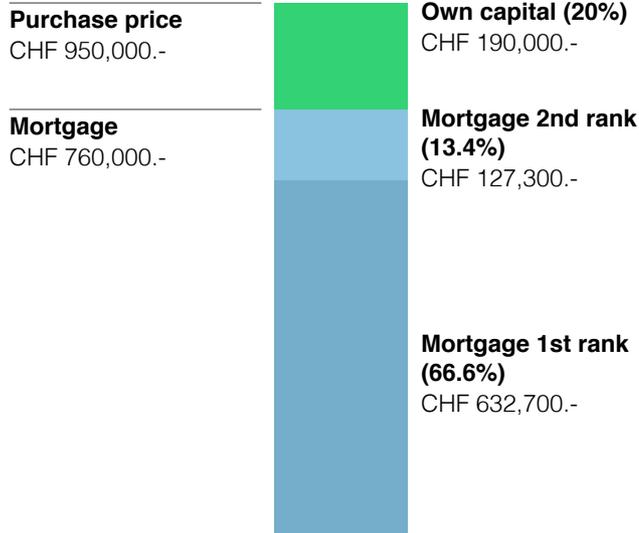
- All day

## VIEW

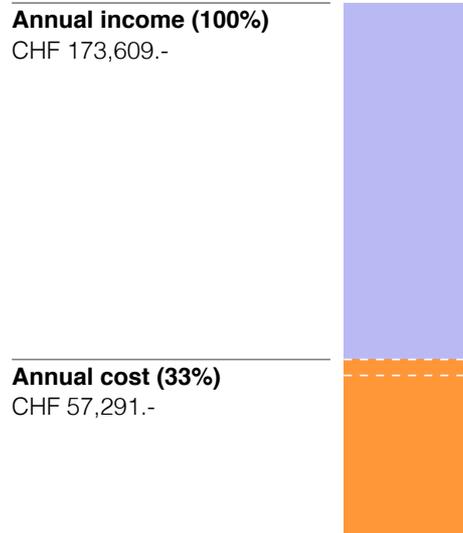
- Lake

## FINANCIAL SIMULATION

### FINANCING



### FINANCIAL CAPACITY



### PRICE

Price of object		CHF 950,000.-
Acquisition costs	2 %	CHF 19,000.-
Transfer costs	1.50 %	CHF 14,250.-
Expenses of creation of mortgage file	1.20 %	CHF 9,120.-
Total acquisition		CHF 992,370.-

### ANNUAL COSTS

Mortgage interest 1st rank	2.50 %	CHF 15,818.-
Mortgage interest 2nd rank	2.50 %	CHF 3,183.-
<b>Mortgage interest</b>		<b>CHF 19,001.-</b>
Amortization mortgage 2 <sup>nd</sup> rank	6.67 %	CHF 8,491.-
<b>Total mortgage amortization</b>		<b>CHF 8,491.-</b>
Running/maintenance costs		CHF 5,400.-
Charges amount (CO)		CHF 5,400.-
<b>Total charges</b>		<b>CHF 10,800.-</b>
<b>Total per year</b>		<b>CHF 38,292.-</b>
<b>Total per month</b>		<b>CHF 3,191.-</b>