



## **EXCLUSIVELY, A STONE'S THROW FROM THE LAKE WITH EXCEPTIONAL VIEWS**

Appartement 3,5p rénové | 1820 Veytaux | Reference : 5630991

**CHF 879,000.-**

## EXCLUSIVELY, A STONE'S THROW FROM THE LAKE WITH EXCEPTIONAL VIEWS

CH-1820 Veytaux | Appartement 3,5p rénové | **CHF 879,000.-**



### For sale - Magnificent renovated 3.5-room apartment with mountain and lake views

**AxiHome** is pleased to present this **exclusive** 3.5-room apartment **of 88 m<sup>2</sup> living space** located on the 4th floor of a former **Hotel built in the mid-19th century**. South-west facing, it offers comfort, brightness and well-thought-out spaces. These **two balconies which total 5.5 m<sup>2</sup>** you will be able to enjoy the outdoors and the landscape.

Situated in a peaceful setting, just a few steps from the lake, with panoramic views of the mountains and lake. This apartment combines **energy and serenity**, charm and modern comfort for optimum quality of life, ready to welcome its new owners.

Rare on the market this property offers a **structure impeccable and reassuring** while benefiting from exceptional brightness.

### Composition

- Large entrance hall
- Bedroom or study
- Shower room with WC
- Luminous living-dining room with access to the 1st balcony
- Fully equipped open kitchen with integrated washing machine and dryer, also with access to the 2nd balcony
- Bathroom with bath and WC

### CHARACTERISTICS

Reference: **5630991**

Type: **Apartment**

Availability: **To agree**

Rooms: **3.5**

Bedrooms: **2**

Bathrooms: **2**

Location floor: **4th floor**

Living area: **~ 88 m<sup>2</sup>**

Useful surface: **~ 91 m<sup>2</sup>**

Year of construction: **1873**

Latest renovations: **2025**

Parking spaces: **Yes, obligatory**



- Master bedroom with dressing room and mountain views

## Comfort and equipment

- Apartment has been completely renovated with care between 2022 and 2026 with materials materials
- A washing machine/dryer was integrated into the kitchen in 2025
- Windows replaced in 2025 with triple glazing for optimal thermal and sound insulation
- Painting completely redone in 2025 for a fresh, modern interior
- Brushed oak flooring in all main rooms
- Villeroy & Boch and Grohe taps
  
- Gas-fired heating distributed via radiators
- Perfectly maintained communal laundry room with several washing machines and dryers available (10)
- Cellar/2 private lockers
- Recently renovated building :
  - Spring 2024: complete renovation of roof and facades
  - Replacement of shutters, awning fabric, floor coverings of exterior common areas
  - Installation of an intercom with code, in addition to the badge to facilitate the reception of your guests

## Parking

- One outside parking space not included at CHF 20,000.-
- Possibility of renting a second indoor parking space for CHF 140/month

**Coup de coeur assuré !!!! Don't delay in contacting us to visit this jewel at 078 314 22 00**

## PUBLIC TRANSPORT

- Monteux 2 km away.
- Vevey 7 km away.
- Lausanne 32 km away.
- Geneva airport approx. 1 hour away.
- Sion and its airport 67 km away.
- Important mountain resorts will be waiting for you just 30 minutes from your home.

- - Montreux train station
  - School
  - Bus
  - Shops - shopping center

## ANNEXE

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## REMARKS

### Here's why you should acquire this apartment:

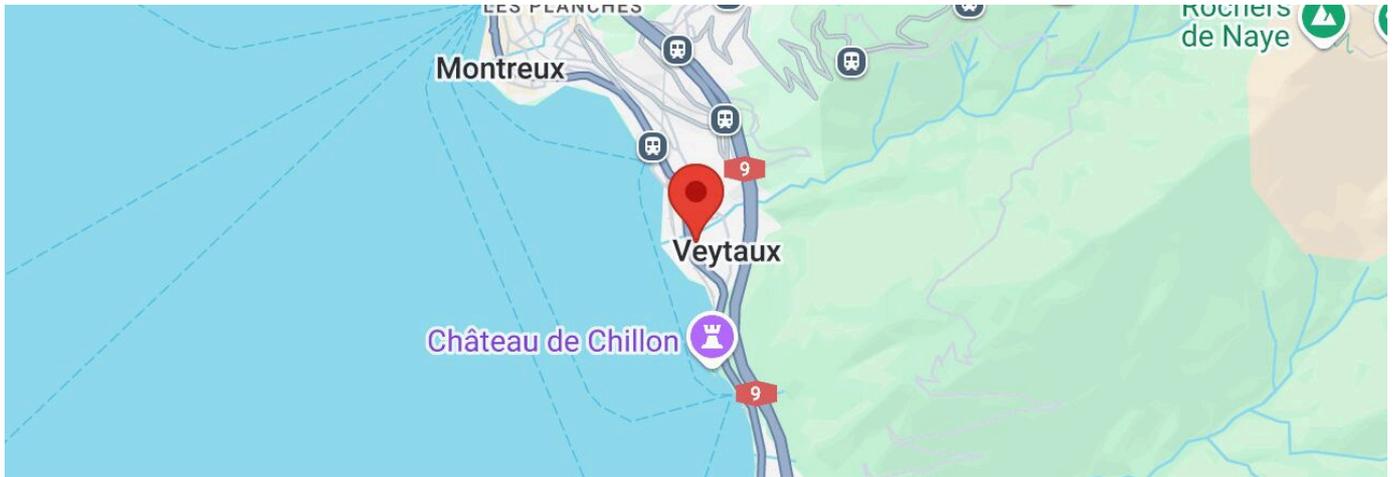
- Live close to Montreux and enjoy its flower-filled docks, entertainment (Jazz Festival, Christmas Market, Festival du rire...)
- Impeccable condition
- Abreathtaking panoramic views
- Optimum brightness
- Close to amenities and Lake Geneva

## CONTACT FOR VISITING

Mrs. Alexandra Dutheil  
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Tel. : 021 943 49 90  
Mobile : 078 314 22 00

## LOCATION

CH-1820 Veytaux | Appartement 3,5p rénové | **CHF 879,000.-**



			
Station	-	6 min.	1 min.
Public transports	-	1 min.	-
Primary school	-	3 min.	1 min.
College / University	-	11 min.	2 min.
Stores	-	3 min.	1 min.
Post office	-	3 min.	1 min.
Restaurants	-	3 min.	1 min.

## CHARACTERISTICS

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### CHARACTERISTICS

Availability	<b>To agree</b>	Heating type	<b>Gas</b>
Type	<b>Apartment</b>	Heating installation	<b>Radiator</b>
Reference	<b>5630991</b>	Altitude	<b>385 m</b>
Second home	<b>Authorized</b>	Condition of the property	<b>Very good</b>
Rooms	<b>3.5</b>	Standing	<b>Upmarket</b>
Bedrooms	<b>2</b>	Living area	<b>~ 88 m<sup>2</sup></b>
Bathrooms	<b>2</b>	Useful surface	<b>~ 91 m<sup>2</sup></b>
Location floor	<b>4th floor</b>	Balcony surface	<b>~ 5.5 m<sup>2</sup></b>
Year of construction	<b>1873</b>	PPE charges	<b>CHF 624.-/month</b>
Latest renovations	<b>2025</b>	Parking spaces	<b>Yes, obligatory</b>
Balconies	<b>2</b>	Exterior parking	<b>1   CHF 20,000.-</b>
Total number of floors	<b>5</b>		

### CONVENIENCES

#### NEIGHBOURHOOD

- City centre
- Lake
- Beach
- Shops/Stores
- Post office
- Restaurant(s)
- Railway station
- Bus stop
- Highway entrance/exit

#### OUTSIDE CONVENIENCES

- Balcony/ies
- Parking

#### INSIDE CONVENIENCES

- Lift/elevator
- Triple glazing
- With character
- Underground car park
- Bright/sunny
- Traditional solid construction

#### EQUIPMENT

- Washing machine
- Private laundry
- Laundry

- Shower
- Bath
- Optic fiber

- Interphone
- Code door

- Videophone
- Caretaker

## FLOOR

- Tiles
- Parquet floor

## CONDITION

- As new

## ORIENTATION

- South
- West

## VIEW

- Unobstructed
- Lake
- Alps
- Panoramic
- Mountains

## EXTERIOR VIEW





## INTERIOR VIEW





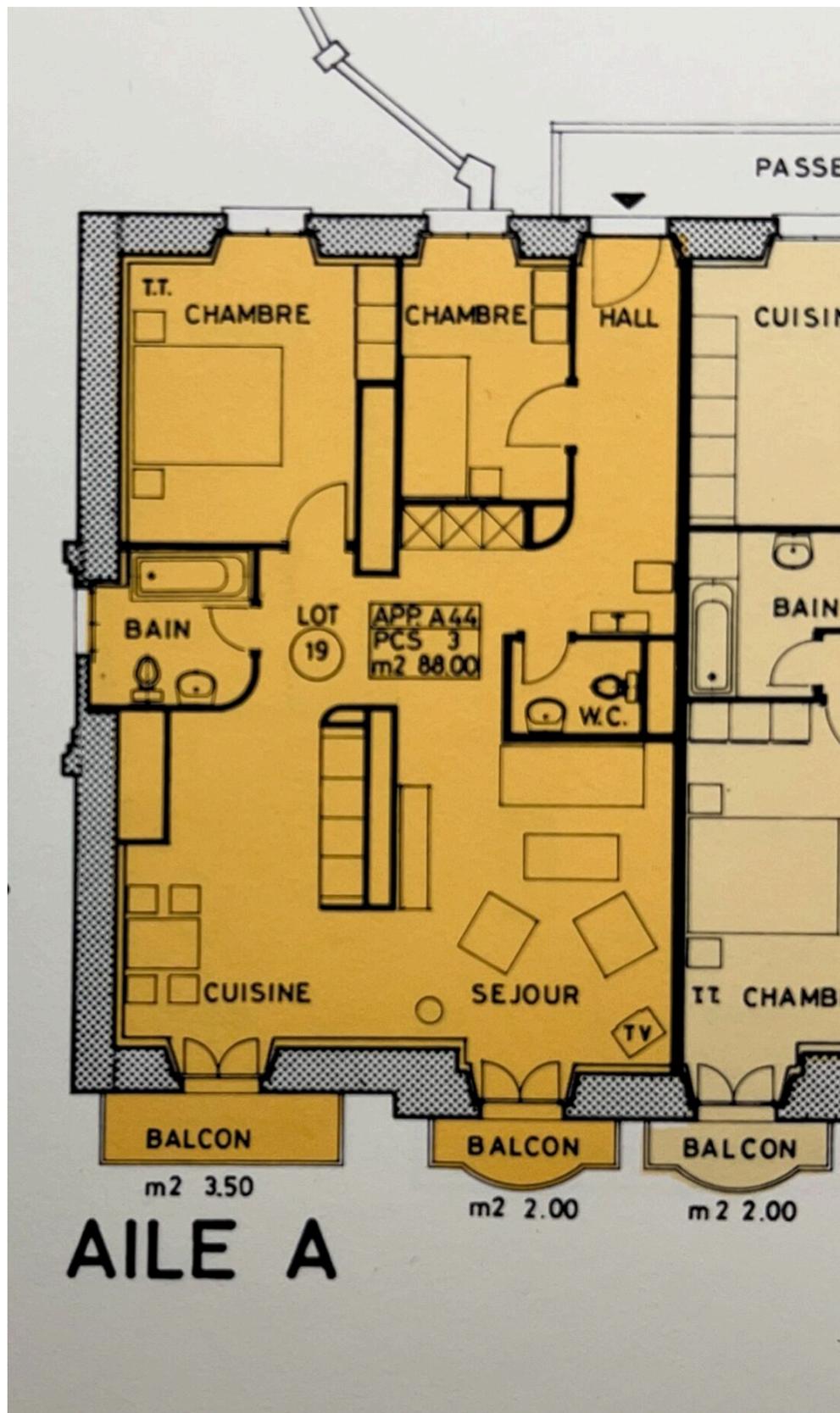






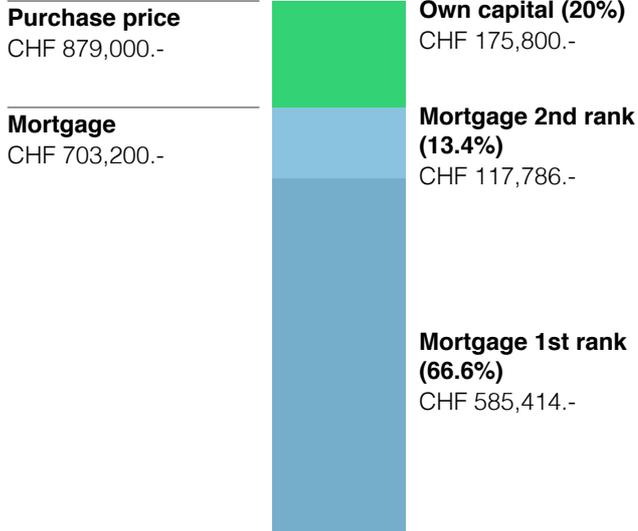


## PLAN

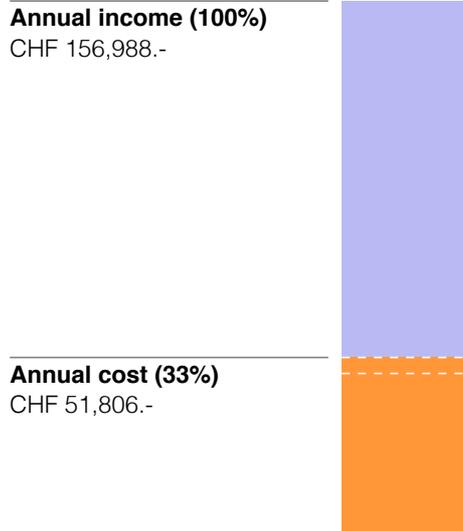


## FINANCIAL SIMULATION

### FINANCING



### FINANCIAL CAPACITY



### PRICE

Price of object		CHF 879,000.-
Acquisition costs	2 %	CHF 17,580.-
Transfer costs	1.50 %	CHF 13,185.-
Expenses of creation of mortgage file	1.20 %	CHF 8,438.-
Total acquisition		CHF 918,203.-

### ANNUAL COSTS

Mortgage interest 1st rank	2.50 %	CHF 14,635.-
Mortgage interest 2nd rank	2.50 %	CHF 2,945.-
<b>Mortgage interest</b>		<b>CHF 17,580.-</b>
Amortization mortgage 2 <sup>nd</sup> rank	6.67 %	CHF 7,856.-
<b>Total mortgage amortization</b>		<b>CHF 7,856.-</b>
Running/maintenance costs	1 %	CHF 8,790.-
<b>Total charges</b>		<b>CHF 8,790.-</b>
<b>Total per year</b>		<b>CHF 34,226.-</b>
<b>Total per month</b>		<b>CHF 2,852.-</b>

