



CHARMING APARTMENT WITH LAKE VIEW IN VEYTAUX

Appartement à Veytaux | 1820 Veytaux | Reference : 1708698

CHF 695,000.-

CHARMING APARTMENT WITH LAKE VIEW IN VEYTAUX

CH-1820 Veytaux | Appartement à Veytaux | **CHF 695,000.-**



Located in the heart of the village of Veytaux, just a few steps from shops and public transport, this beautiful **4.5-room apartment** offers a peaceful and authentic living environment, in a **characterful building dating from 1903, fully renovated**.

Nested in a small condominium of just **4 units**, with no elevator, this living space **about 85 m²** seduces with its warm atmosphere and **unobstructed views of the lake and the Alps**.

Room layout:

- Entrance with built-in cupboards
- Bathroom with bathtub
- Visitors' WC
- One bedroom with lake view
- Two further comfortable bedrooms
- Fully equipped open kitchen, opening onto a spacious living room
- Access to a small balcony with magnificent lake views

CHARACTERISTICS

Reference: **1708698**

Type: **Apartment**

Availability: **To agree**

Rooms: **4.5**

Bedrooms: **3**

Bathroom: **1**

Location floor: **1st floor**

Living area: **85 m²**

Useful surface: **85 m²**

Year of construction: **1903**

Latest renovations: **2023**



Note :

- the **windows** are **triple-glazed**
- the **roof** of the building was completely redone in **2019**
- la **entrance door** of the building with **digicode in 2023**
- access to the 1st floor is by stairs

Annexes:

- A large **private room of 32 m²** ideal for a workshop, storage space or games room (CHF 25'000.).
- A **cave**

Commodities:

- A bus stop and train station are a 3-minute walk from the building, providing access to Montreux in 5 minutes
- A playground, crèche, and schools are nearby.
- Shops, post office and restaurant are a 3-minute walk away.

This apartment combines old-world charm with modern comfort, in a quiet, leafy setting. Ideal for a couple, a family or an investor looking for a character property with a view.

A rare opportunity to visit without delay.

For any further information or to arrange a viewing, please do not hesitate to contact me on 078 314 22 00

ACCESS

- Primary and secondary schools
- Colleges and universities
- International schools
- Sports centers and cultural facilities
- Hospitals and clinics
- Bus stop just a few steps away
- Station with regular trains providing excellent connectivity

SPECIALITIES

- no parking
- no elevator

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.

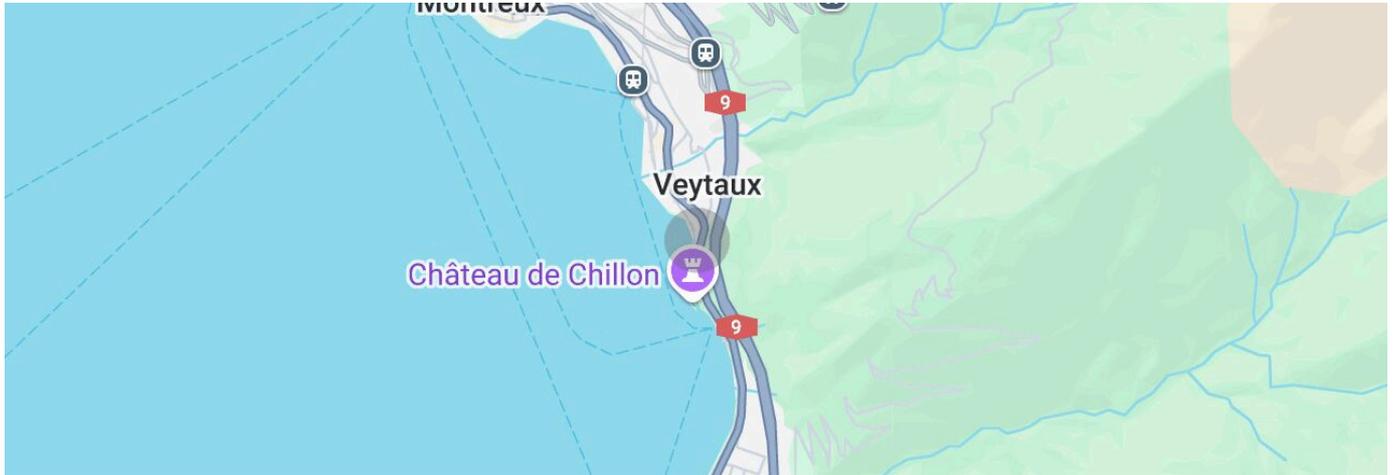


CONTACT FOR VISITING

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LOCATION

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SITUATION

Nested in a green and peaceful environment, Veytaux seduces with its authentic charm and ideal location. This residential village, on a human scale, enjoys an excellent quality of life, halfway between rural tranquility and easy access to major urban centers.

An ideal place for families, active people and nature lovers, looking for a balance between modern comfort and a serene living environment.

				
Public transports	15 m	3 min.	3 min.	-
Primary school	1.85 km	30 min.	12 min.	4 min.
Stores	830 m	13 min.	8 min.	1 min.
Restaurants	227 m	5 min.	5 min.	-

CHARACTERISTICS

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CHARACTERISTICS

Availability	To agree	Energetic efficiency	C
Type	Apartment	Building envelope	C
Reference	1708698	Balcony	1
Rooms	4.5	Total number of floors	3
Bedrooms	3	Condition of the property	Very good
Bathroom	1	Standing	Standard
Number of toilets	2	Living area	85 m²
Location floor	1st floor	Useful surface	85 m²
Year of construction	1903	Annexes	Cellar (CHF 25,000.- not included)
Latest renovations	2023		

CONVENIENCES

NEIGHBOURHOOD

- City centre
- Mountains
- Lake
- Shops/Stores
- Restaurant(s)
- Railway station
- Bus stop
- Nursery
- Preschool
- Primary school
- Secondary school
- College / University
- International schools
- Hospital / Clinic
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies

INSIDE CONVENIENCES

- Open kitchen
- Guests lavatory
- Triple glazing

EQUIPMENT

- Washing machine
- Bath
- Code door

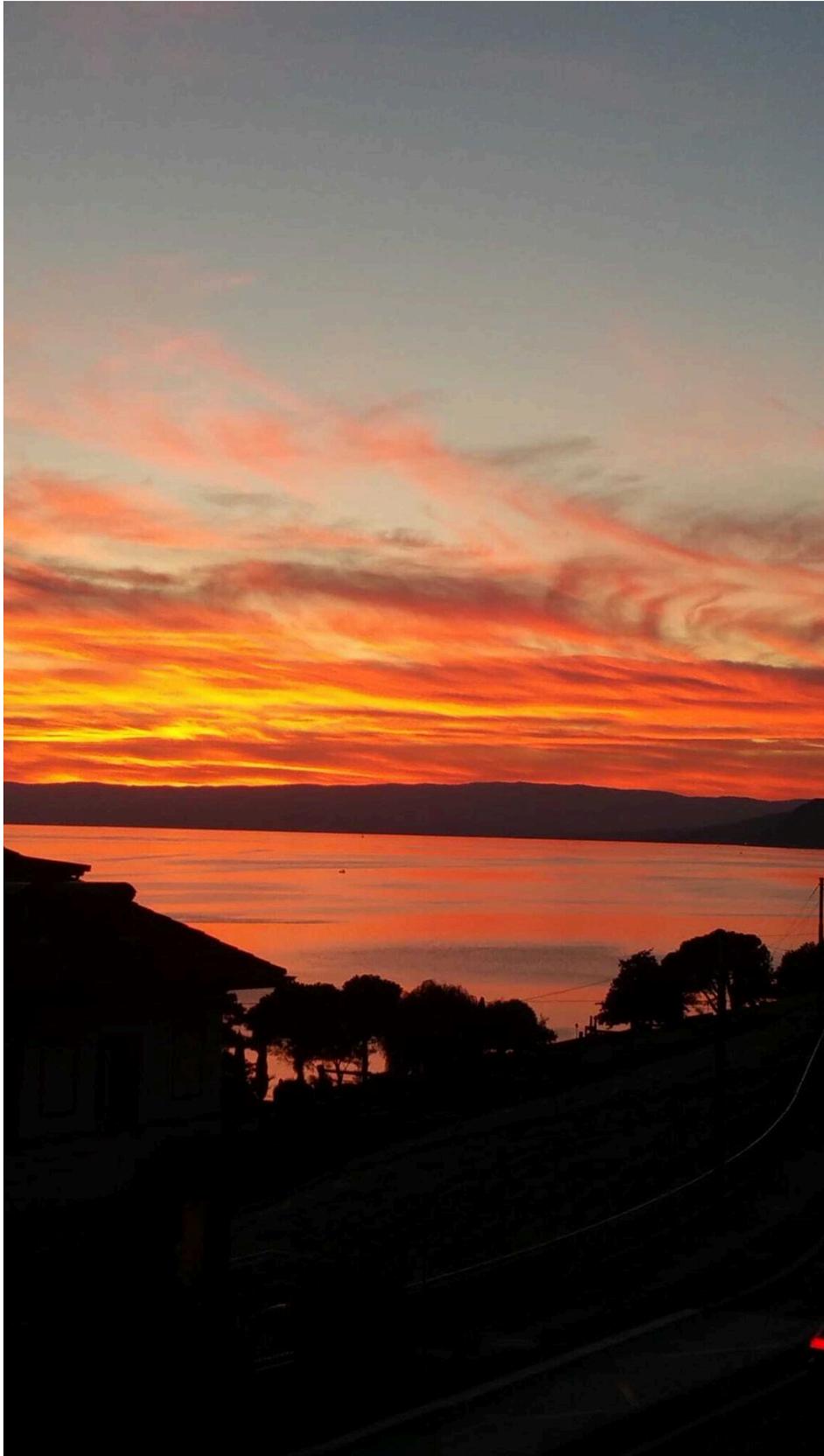
FLOOR

- Tiles

VIEW

- Nice view
- Clear
- Lake
- Mountains

PICTURE(S)



INTERIOR VIEW







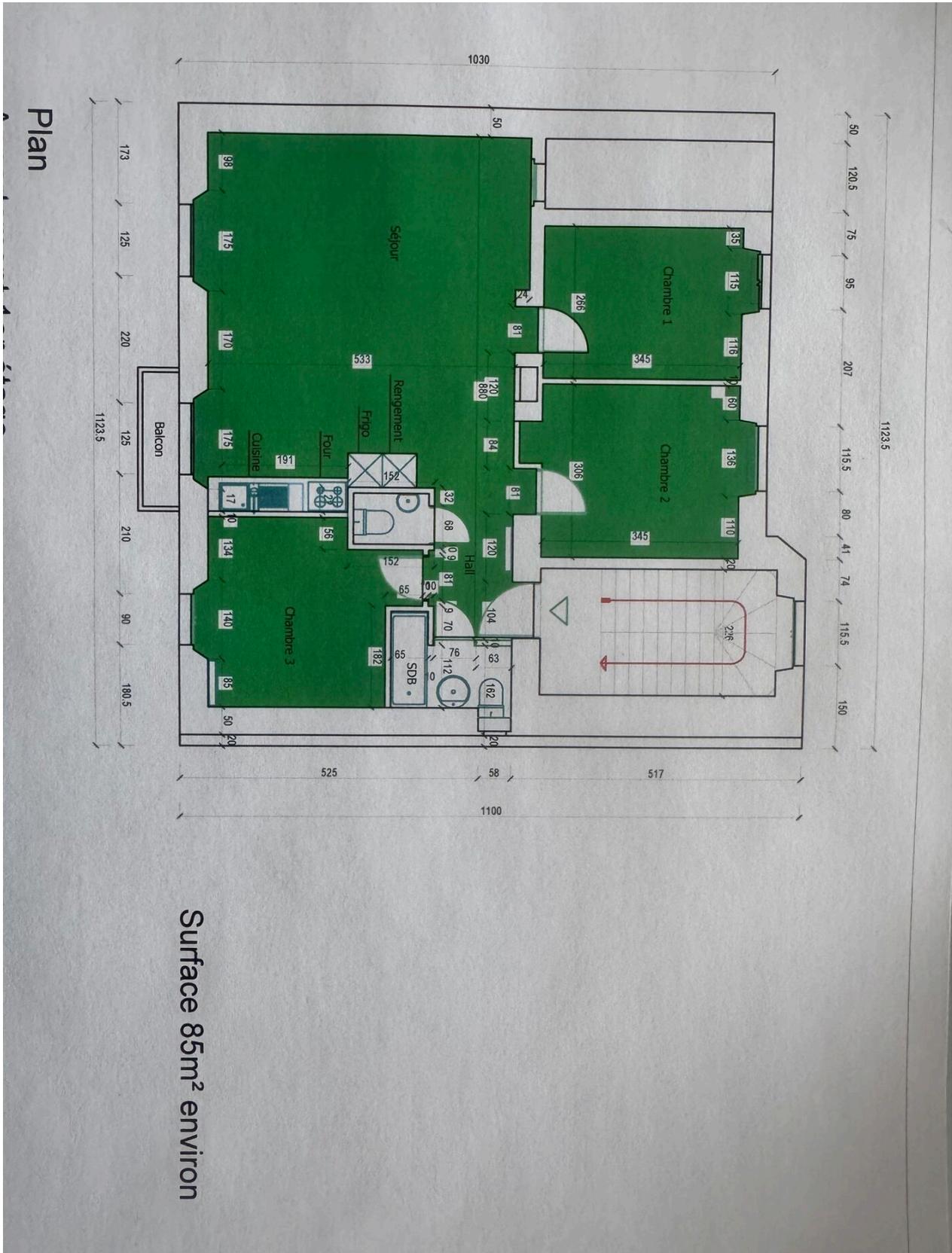


EXTERIOR VIEW

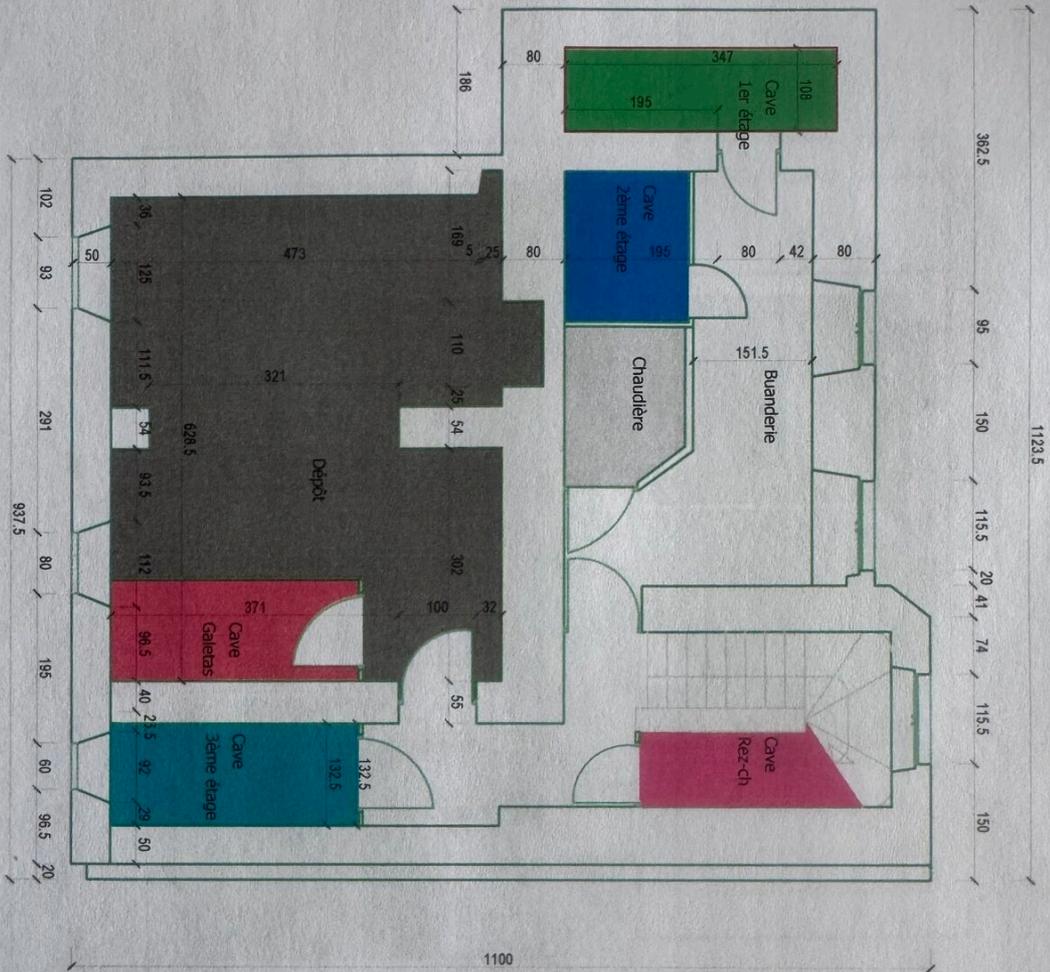




PLAN



Plan Sous-Sol

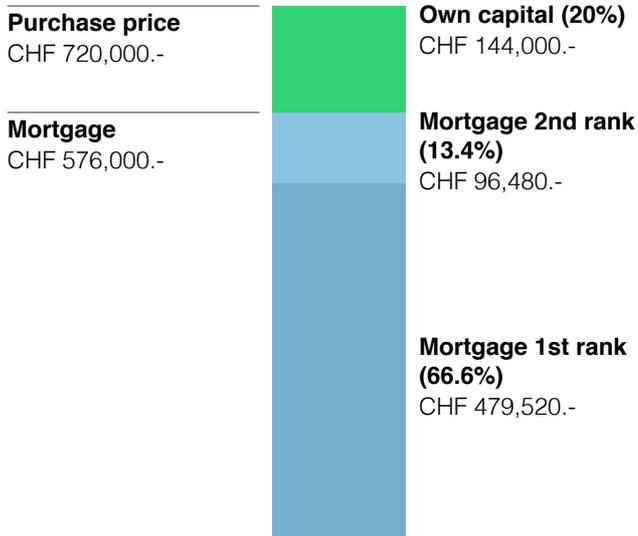


Surface 32m² environ

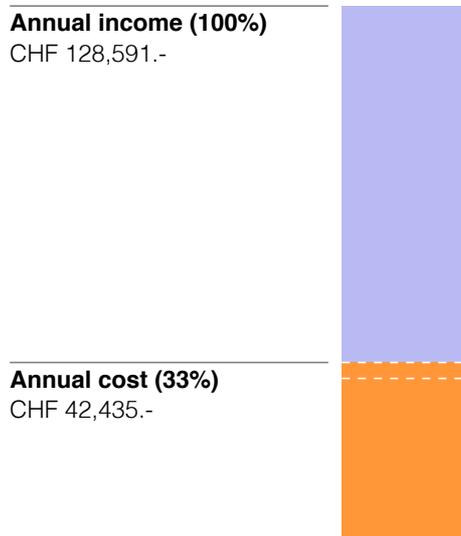
Nom du client et description du projet

FINANCIAL SIMULATION

FINANCING



FINANCIAL CAPACITY



PRICE

Price of object	CHF 695,000.-
Annexe(s) price(s)	CHF 25,000.-
Total purchase price	CHF 720,000.-
Acquisition costs	2 % CHF 14,400.-
Transfer costs	1.50 % CHF 10,800.-
Expenses of creation of mortgage file	1.20 % CHF 6,912.-
Total acquisition	CHF 752,112.-

ANNUAL COSTS

Mortgage interest 1st rank	2.50 %	CHF 11,988.-
Mortgage interest 2nd rank	2.50 %	CHF 2,412.-
Mortgage interest		CHF 14,400.-
Amortization mortgage 2 nd rank	6.67 %	CHF 6,435.-
Total mortgage amortization		CHF 6,435.-
Running/maintenance costs	1 %	CHF 7,200.-
Total charges		CHF 7,200.-
Total per year		CHF 28,035.-
Total per month		CHF 2,336.-