

FOR SALE : APARTMENT

Grand Rue | 1820 Montreux | Reference : 6328511

CHF 1,500,000.-

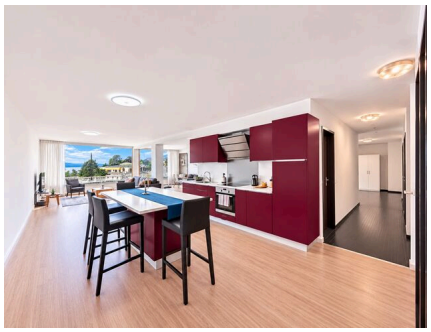
AXIHOME SA - Route des Deux-Villages 47 - 1806 St-Légier-La Chiésaz
021 943 49 90 - info@axihome.ch

FOR SALE : APARTMENT

CH-1820 Montreux | Grand Rue | **CHF 1,500,000.-**







CONTACT FOR VISITING

AXIHOME SA
Mrs. Alexandra Dutheil
E-mail : a.dutheil@axihome.ch
Tel. : 078 314 22 00
Mobile : 078 314 22 00

CHARACTERISTICS

Reference: **6328511**
Type: **Apartment**
Availability: **To agree**
Rooms: **6.5**
Bedrooms: **5**
Bathrooms: **2**
Location floor: **2nd floor**
Living area: **~ 197 m²**
Year of construction: **1970**
Parking spaces: **Yes, optional**

CHARACTERISTICS

CH-1820 Montreux | Grand Rue | **CHF 1,500,000.-**

CHARACTERISTICS

Availability	**To agree**	Year of construction	**1970**
Type	**Apartment**	Balcony	**1**
Reference	**6328511**	Total number of floors	**6**
Rooms	**6.5**	Condition of the property	**Very good**
Bedrooms	**5**	Living area	**~ 197 m²**
Bathrooms	**2**	Balcony surface	**~ 1.5 m²**
Number of toilets	**1**	Parking spaces	**Yes, optional**
Location floor	**2nd floor**	Interior parking	**2 not included I CHF 100,000.-**

CONVENIENCES

NEIGHBOURHOOD

- City centre
- Lake
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Theatre
- Concert hall
- Religious monuments

OUTSIDE CONVENIENCES

- Balcony/ies
- Parking

EQUIPMENT

- Bath
- Shower

FLOOR

- Tiles

VIEW

- Lake

PICTURE(S)



Vue extérieure depuis le balcon



Salon - Salle à manger



Cuisine - Salon vue extérieure



Cuisine ouverte



Bureau - espace rangement



Couloir



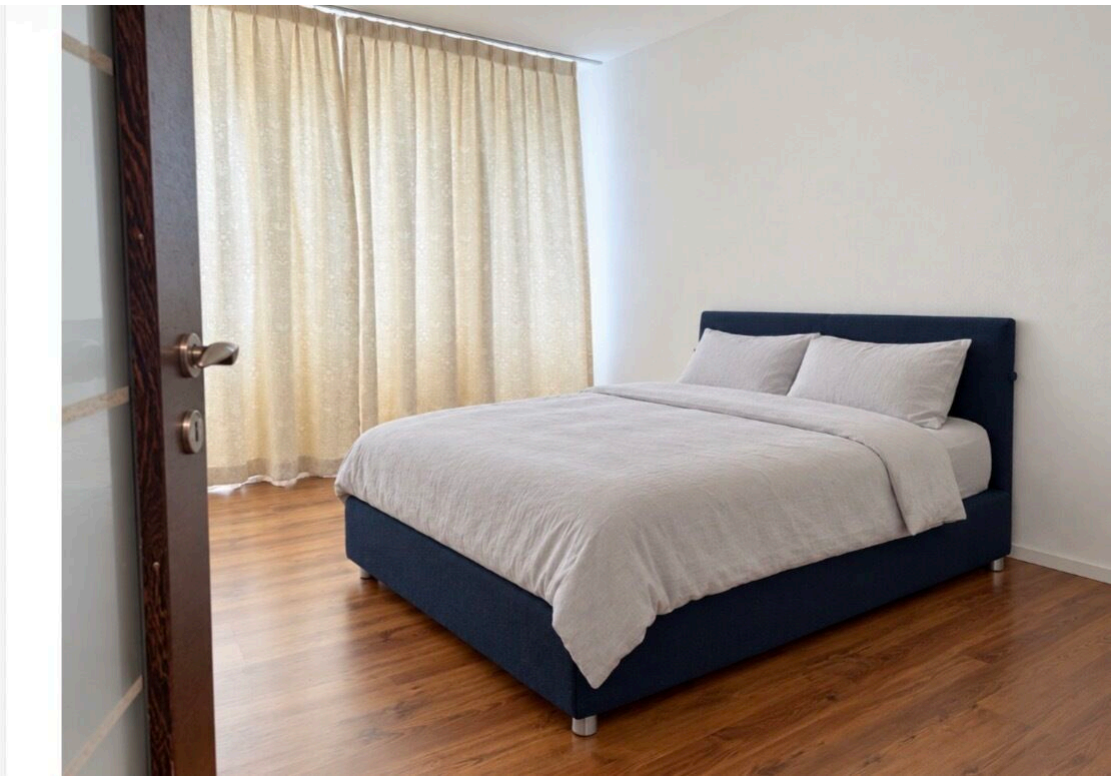
Entrée



Très grande chambre 1



chambre 1



Chambre 2



Salle de douche



Chambre 3



Chambre 4



Photo IA sans les meubles



Vue depuis le balcon

FINANCIAL SIMULATION

FINANCING

Purchase price
CHF 1,600,000.-

Mortgage
CHF 1,280,000.-



Own capital (20%)
CHF 320,000.-

Mortgage 2nd rank (13.4%)
CHF 214,400.-

Mortgage 1st rank (66.6%)
CHF 1,065,600.-

FINANCIAL CAPACITY

Annual income (100%)
CHF 285,758.-

Annual cost (33%)
CHF 94,300.-

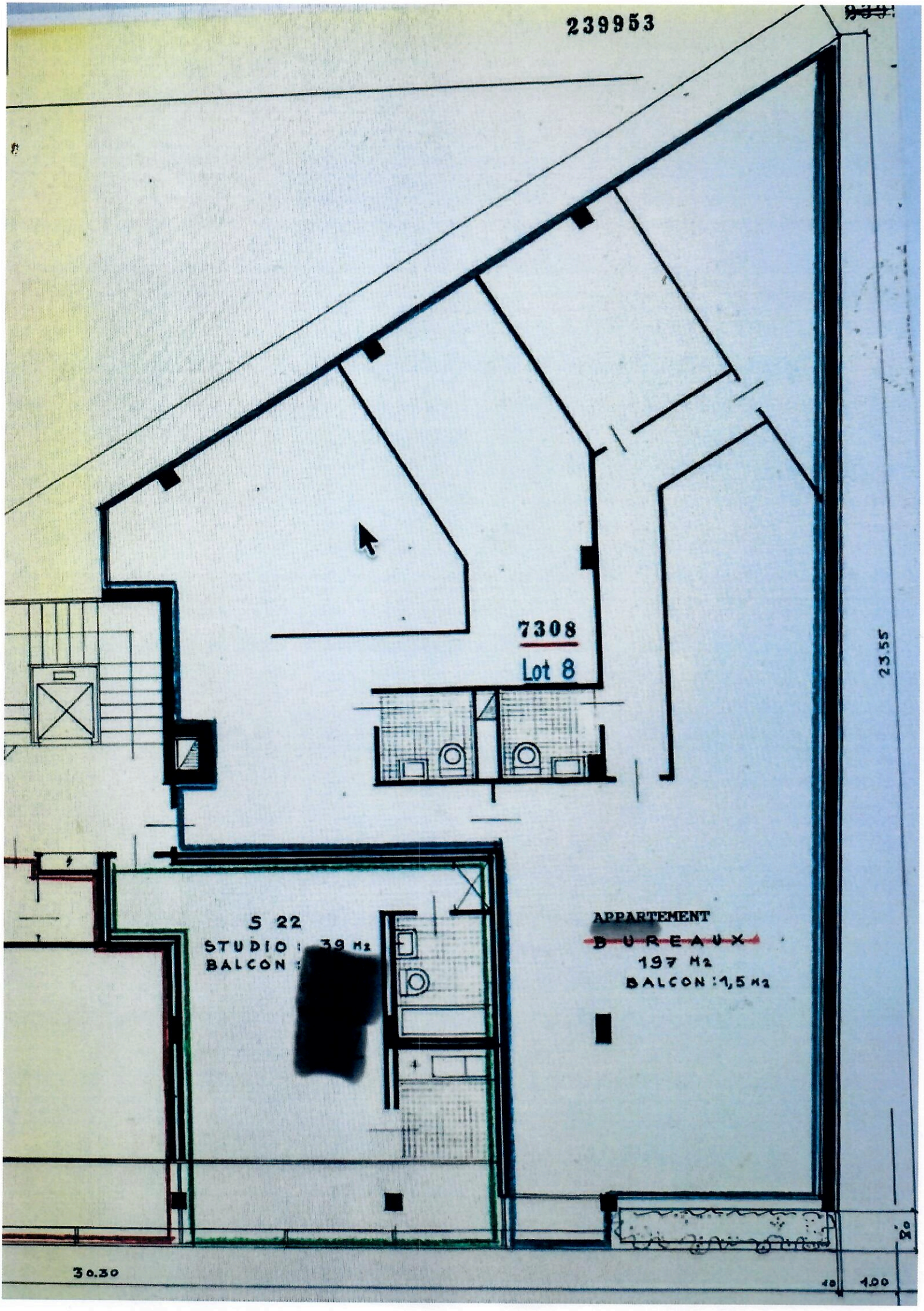


PRICE

Price of object		CHF 1,500,000.-
Parking price		CHF 100,000.-
Total purchase price		CHF 1,600,000.-
Acquisition costs	2 %	CHF 32,000.-
Transfer costs	1.50 %	CHF 24,000.-
Expenses of creation of mortgage file	1.20 %	CHF 15,360.-
Total acquisition		CHF 1,671,360.-

ANNUAL COSTS

Mortgage interest 1st rank	2.50 %	CHF 26,640.-
Mortgage interest 2nd rank	2.50 %	CHF 5,360.-
Mortgage interest		**CHF 32,000.-**
Amortization mortgage 2nd rank	6.67 %	CHF 14,300.-
Total mortgage amortization		**CHF 14,300.-**
Running/maintenance costs	1 %	CHF 16,000.-
Total charges		**CHF 16,000.-**
Total per year		**CHF 62,300.-**
Total per month		**CHF 5,192.-**


239953
7308
Lot 8
S 22
STUDIO : 39 M2
BALCON :
APPARTEMENT
BUREAUX
197 M2
BALCON : 1,5 M2
23.55
30.30
1.00