



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

Rue de Bonivard 1 | 1820 Veytaux | Reference : 5630991

**CHF 820,000.-**

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

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### For sale - Magnificent renovated 3-room apartment with mountain and lake views

AxiHome is pleased to present this **exclusive** 3-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**. Facing **South-West**, 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 scenery.

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
- Office or small bedroom
- Shower room with WC
- Luminous living-dining room with access to the 1st balcony
- Fully fitted open-plan kitchen with integrated washing machine and tumble dryer, also with access to the 2nd balcony
- Bathroom with bath and WC

### CHARACTERISTICS

Reference: **5630991**

Type: **Apartment**

Availability: **To agree**

Rooms: **3**

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 optimum 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 heating distributed via radiators (546chf/month)
  - Perfectly maintained communal laundry room with several washing machines and dryers available (10)
  - Cellar/2 private stalls
  - 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 25'000.-
- 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

## REMARKS

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

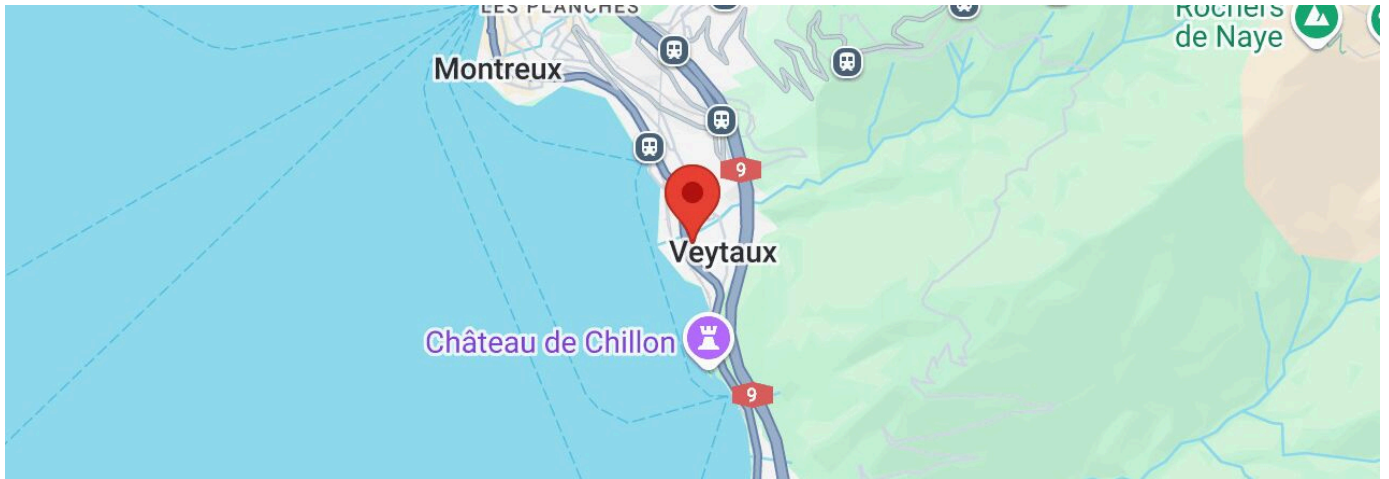
- Live close to Montreux and enjoy its flower-filled docks, entertainment (Jazz Festival, Christmas Market, Festival du rire...)
- Impeccable condition
- Abreathtaking panoramic views
- Optimum brightness
- Close to amenities and Lake Geneva

## CONTACT FOR VISITING

Mrs. Alexandra Dutheil  
E-mail : [info@axihome.ch](mailto:info@axihome.ch)  
Tel. : 021 943 49 90  
Mobile : 078 314 22 00

## LOCATION

CH-1820 Veytaux | Rue de Bonivard 1 | **CHF 820,000.-**



			
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</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 546.-/month</b>
Latest renovations	<b>2025</b>	Balance renovation fund	<b>CHF 535,371.- at 31.12.2025</b>
Balconies	<b>2</b>	Parking spaces	<b>Yes, obligatory</b>
Total number of floors	<b>5</b>	Exterior parking	<b>1   CHF 25,000.-</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

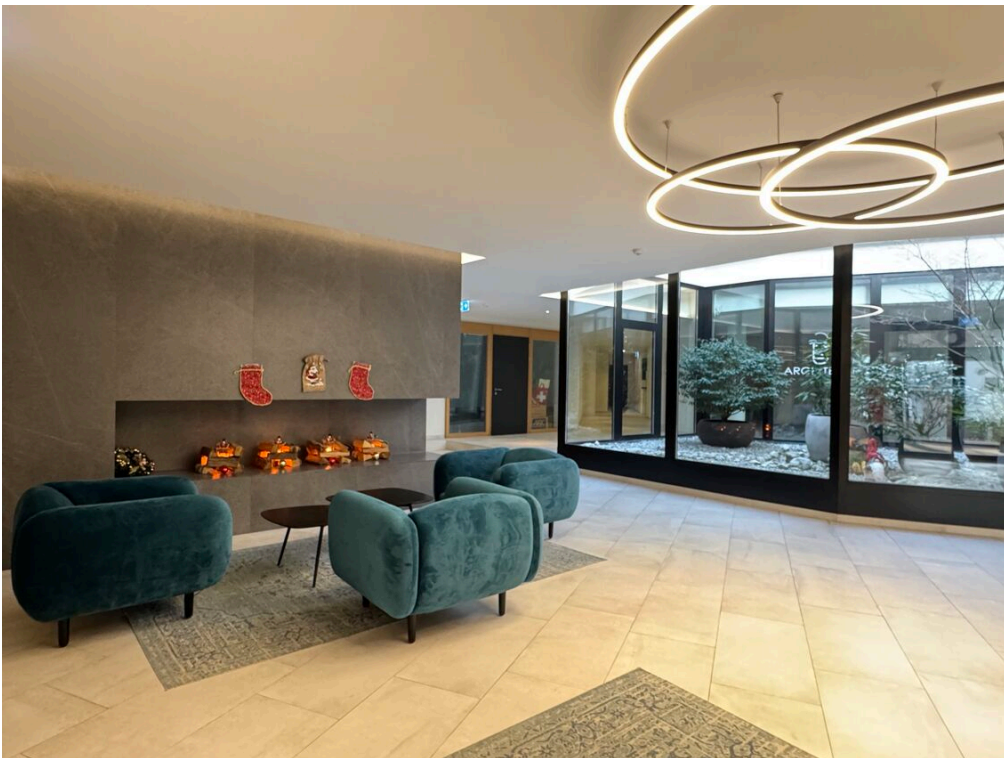
## ORIENTATION

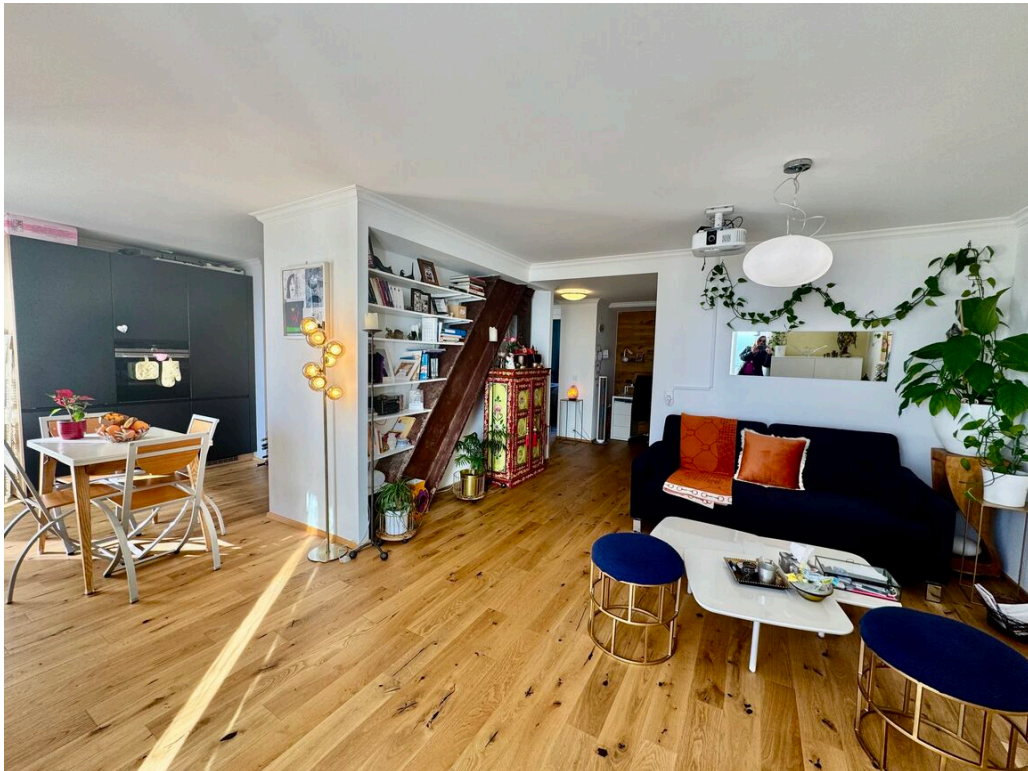
- South
- West

## VIEW

- Unobstructed
- Panoramic
- Lake
- Mountains
- Alps

## PICTURE(S)

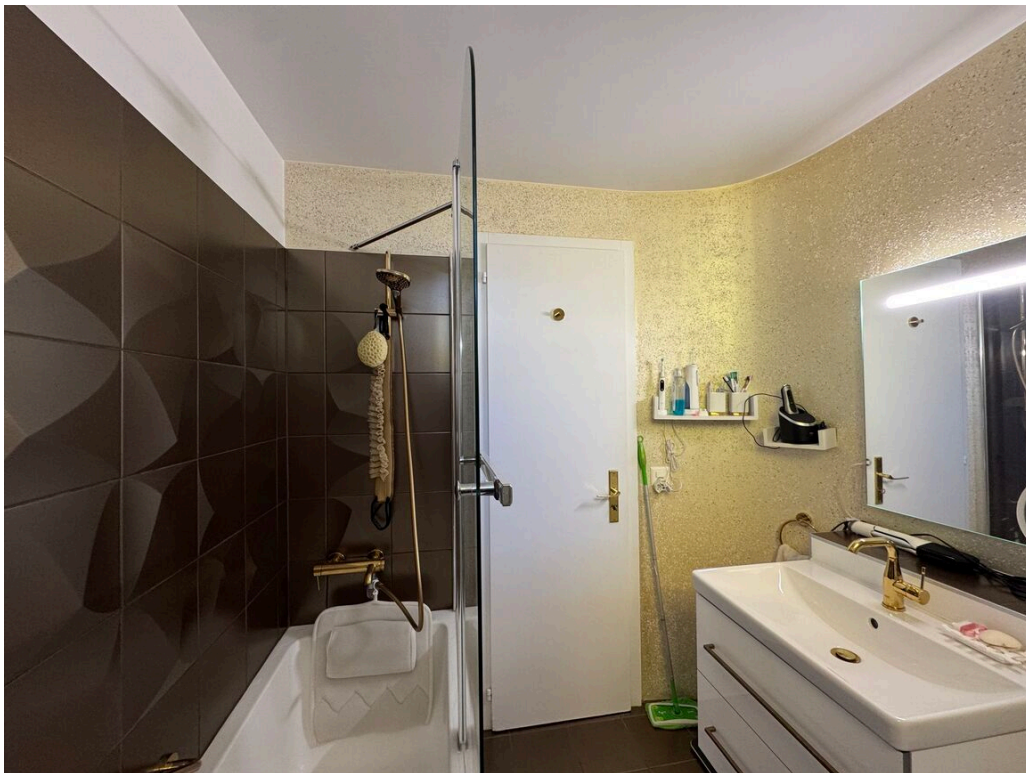








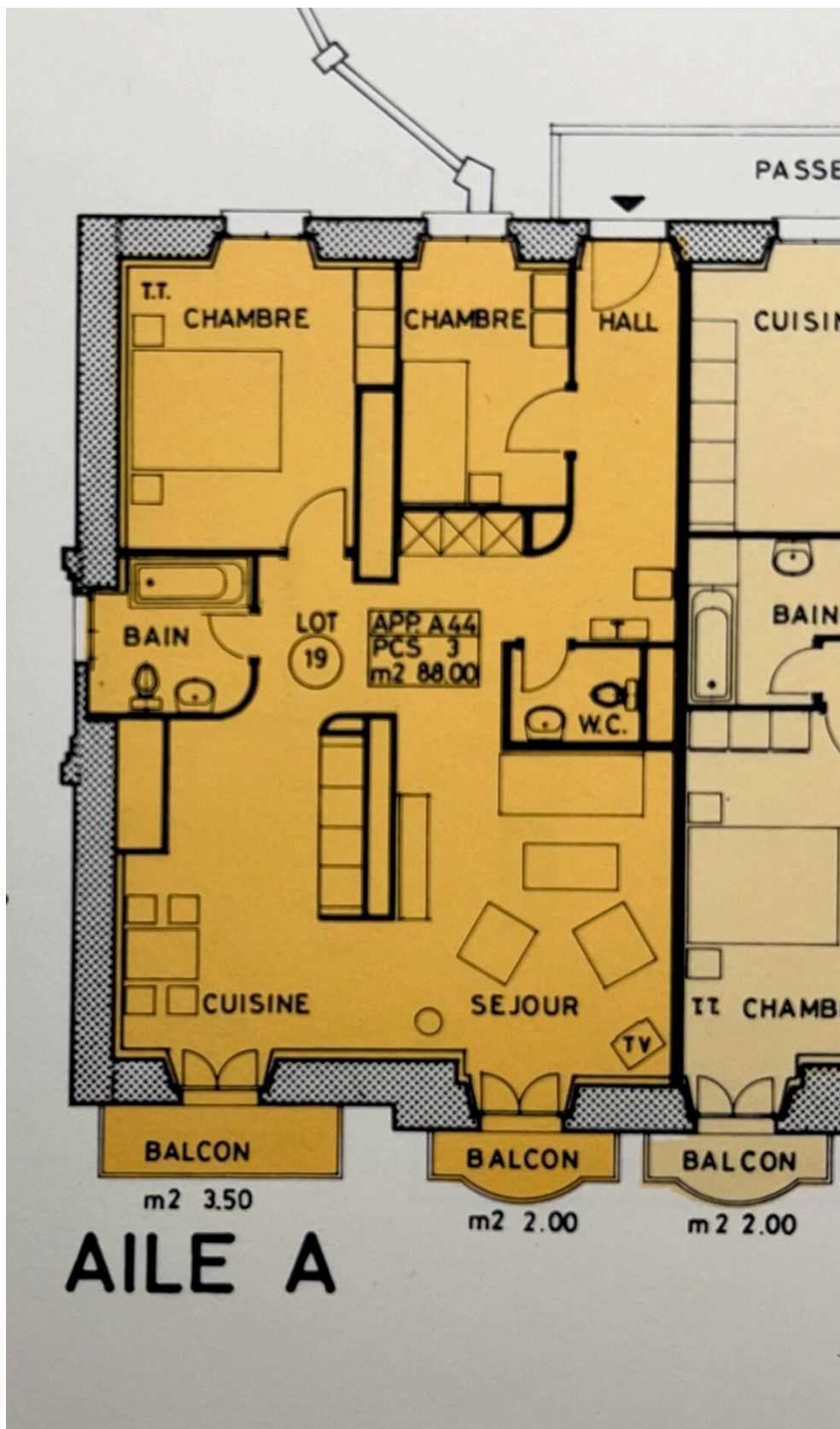






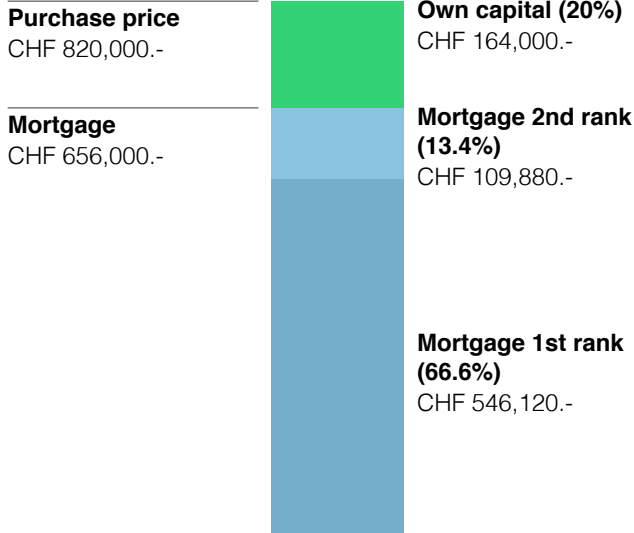


## PLAN

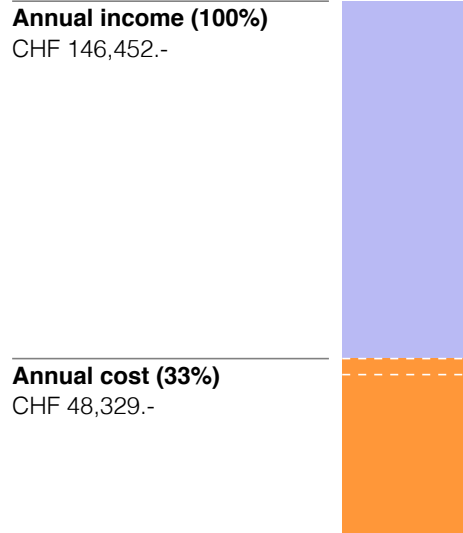


## FINANCIAL SIMULATION

### FINANCING



### FINANCIAL CAPACITY



### PRICE

Price of object	CHF 820,000.-
Acquisition costs	2 % CHF 16,400.-
Transfer costs	1.50 % CHF 12,300.-
Expenses of creation of mortgage file	1.20 % CHF 7,872.-
Total acquisition	CHF 856,572.-

### ANNUAL COSTS

Mortgage interest 1st rank	2.50 %	CHF 13,653.-
Mortgage interest 2nd rank	2.50 %	CHF 2,747.-
<b>Mortgage interest</b>		<b>CHF 16,400.-</b>
Amortization mortgage 2 <sup>nd</sup> rank	6.67 %	CHF 7,329.-
<b>Total mortgage amortization</b>		<b>CHF 7,329.-</b>
Running/maintenance costs	1 %	CHF 8,200.-
<b>Total charges</b>		<b>CHF 8,200.-</b>
<b>Total per year</b>		<b>CHF 31,929.-</b>
<b>Total per month</b>		<b>CHF 2,661.-</b>

