



A PRIVILEGED ADDRESS IN MONTREUX! 4.5 ROOMS LAKE VIEW WITH BALCONY

Vue à couper le souffle | 1820 Montreux | Reference : 6049947

CHF 1,725,000.-

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CH-1820 Montreux | Vue à couper le souffle | **CHF 1,725,000.-**



Ideal location, in a green and peaceful environment, this magnificent 4.5-room apartment seduces with its brightness, excellent condition and rare living environment just a stone's throw from the center of Montreux.

Property description

Located on the 4th and penultimate floor of a well-maintained building dating from 1988, this 156m² apartment offers generous volumes and a warm atmosphere :

It comprises:

- 3 comfortable bedrooms
- 2 bathrooms (bath and shower)
- Large, fully-equipped kitchen
- Immense living room with a separate nook ideal for a library space, office or TV lounge
- Fireplace for cosy evenings
- Superb 20 m² balcony with built-in storage, perfect for enjoying the peace and quiet.

The apartment benefits from excellent light thanks to ideal orientation and meticulous finishes. It is equipped with electric blinds, offering additional comfort and easy day-to-day use.

CHARACTERISTICS

Reference: **6049947**

Type: **Apartment**

Availability: **Immediate**

Rooms: **4.5**

Bedrooms: **3**

Bathrooms: **2**

Location floor: **4th floor**

Flats: **11**

Living area: **~ 156 m²**

Weighted Surface: **~ 166 m²**

Year of construction: **1988**

Heating type: **Gas**



Building features

- Built in 1988, regularly maintained
- Gas-fired heating
- Elevator
- Very quiet residential neighborhood, overlooking a traffic-free cul-de-sac
- Renovation fund on December 31, 2024 : CHF 285'590.- (of which CHF 18'000.- allocation to the fund)

Annexes

- 1 electric lock-up
- 1 private outdoor parking space
- 1 cellar

Situation & living environment

Located in a sought-after area of Montreux, both peaceful and close to the town center.

Access & mobility

- A9 freeway accessible in a few minutes (Montreux exit), quickly linking Lausanne, Vevey, Aigle and the Valais.
- Local public transport: VMCV bus lines provide easy access to Montreux train station (less than 5 minutes).
- Montreux SBB station approx. 1.5 km away, with direct connections to Lausanne, Geneva and the Valais.

Accommodations and services

- Shops: Migros, Coop, bakeries, pharmacies and boutiques just a few minutes away.
- Schools and childcare facilities in the immediate vicinity.
- Medical centers, banks, cafés and restaurants in the center of Montreux.
- Lakeside promenades, within easy reach, to enjoy a unique living environment between lake and mountains.

A rare property

This property combines modern comfort, absolute calm and proximity to the city center - a perfect balance for a family, a couple or anyone looking to live in a privileged setting in Montreux.

See this property on Dreamo: www.dreamo.ch/od602js

For more information or to arrange a visit:

Alexandra Dutheil on 078 314 22 00

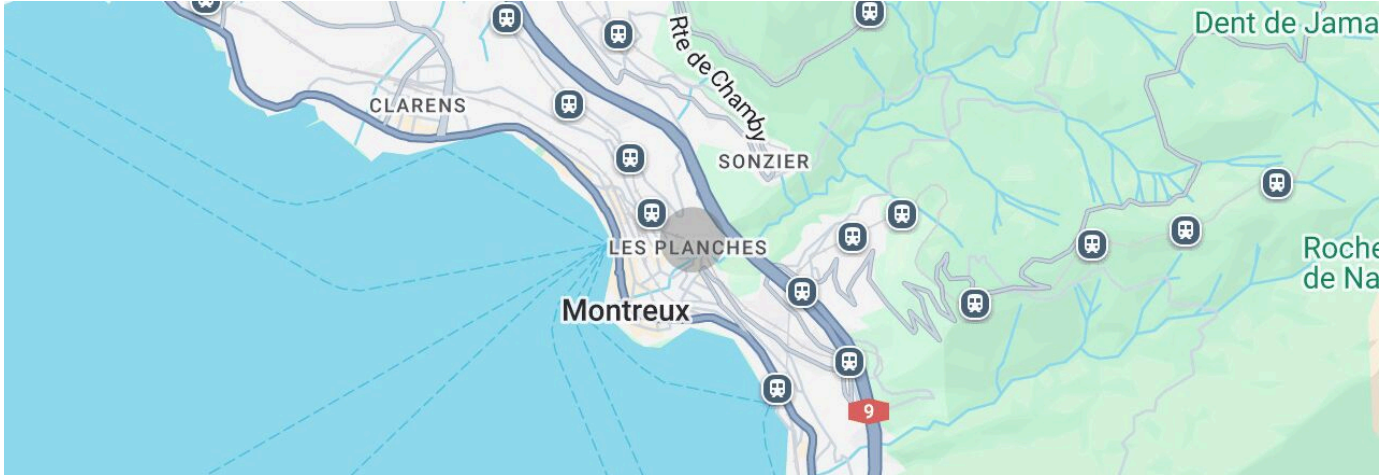


CONTACT FOR VISITING

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LOCATION

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SITUATION

On the peaceful heights of Montreux, this apartment enjoys an exceptional location, offering a living environment combining tranquility, greenery and unique panoramic views of Lake Geneva and the Alps.

Located in a sought-after residential neighborhood, it allows you to savor the tranquility of an elegant environment while remaining just minutes from downtown, its shops, schools and public transport.

This ideal location seduces with its rare balance between serenity and practicality. A place to live where you can take full advantage of the charm and gentleness of Montreux, in a natural setting of striking beauty.

			
Public transports	-	2 min.	1 min.
Primary school	-	2 min.	1 min.
Stores	-	5 min.	1 min.
Restaurants	-	1 min.	-

CHARACTERISTICS

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CHARACTERISTICS

Availability	Immediate	Heating installation	Radiator
Type	Apartment	Domestic water heating system	Gas
Reference	6049947	Condition of the property	Good
Second home	Authorized	Standing	Standard
Rooms	4.5	Living area	~ 156 m²
Bedrooms	3	Weighted Surface	~ 166 m²
Bathrooms	2	Balcony surface	~ 20 m²
Location floor	4th floor	PPE charges	CHF 970.-/month
Year of construction	1988	Annexes	Cellar
Flats	11	Exterior parking	1 not included CHF 20,000.-
Balcony	1	Box	1 not included CHF 55,000.-
Total number of floors	4	Local tax	65 %
Heating type	Gas		

CONVENIENCES

NEIGHBOURHOOD

- Residential area
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Hospital / Clinic
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Garden in co-ownership
- Quiet

INSIDE CONVENIENCES

- Lift/elevator
- Visitor parking space(s)
- Fireplace

ORIENTATION

- South
- West

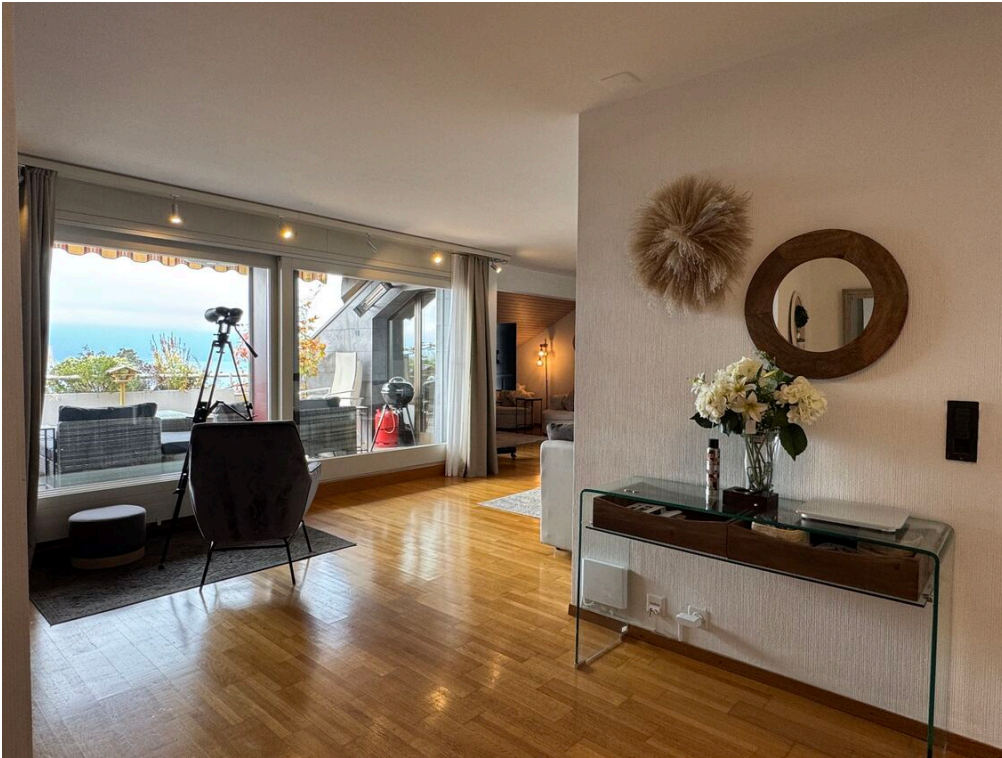
EXPOSURE

- Optimal

VIEW

- Unobstructed
- Lake
- Mountains

PICTURE(S)









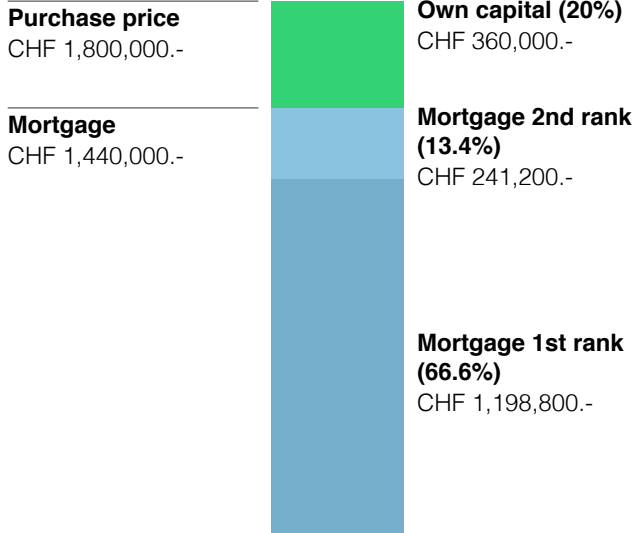




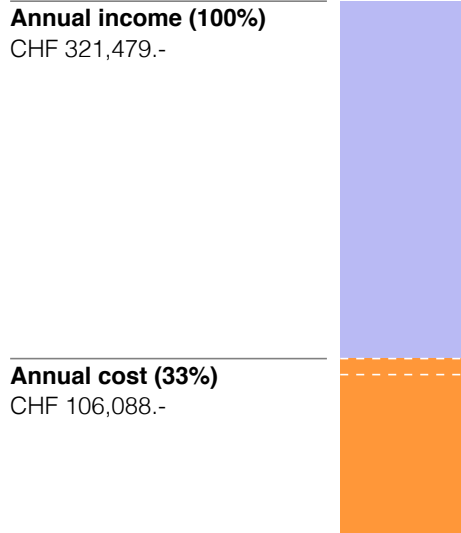


FINANCIAL SIMULATION

FINANCING



FINANCIAL CAPACITY



PRICE

Price of object	CHF 1,725,000.-
Parking price	CHF 75,000.-
Total purchase price	CHF 1,800,000.-
Acquisition costs	2 % CHF 36,000.-
Transfer costs	1.50 % CHF 27,000.-
Expenses of creation of mortgage file	1.20 % CHF 17,280.-
Total acquisition	CHF 1,880,280.-

ANNUAL COSTS

Mortgage interest 1st rank	2.50 %	CHF 29,970.-
Mortgage interest 2nd rank	2.50 %	CHF 6,030.-
Mortgage interest		CHF 36,000.-
Amortization mortgage 2 nd rank	6.67 %	CHF 16,088.-
Total mortgage amortization		CHF 16,088.-
Running/maintenance costs	1 %	CHF 18,000.-
Total charges		CHF 18,000.-
Total per year		CHF 70,088.-
Total per month		CHF 5,841.-

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27.00
11.00

