



**EXCLUSIVITY – EXCEPTIONAL PENTHOUSE
FACING SOUTH**

2,5 pièces avec balcon et loggia | 1820 Territet | Reference : 5836862

CHF 740,000.-

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EXCLUSIVE - TERRITET

Located in a quiet, sought-after environment, this beautiful, bright, **attic 2.5-room** apartment immediately seduces with its **breathtaking views** and warm atmosphere. Established on the **third and top floor**, benefiting from an exposure **due south**, it offers optimal sunshine throughout the day and a high level of security thanks to a **secured armored entrance door**.

With approximately **65 m² of living space**, the apartment opens onto an **entrance with multiple built-in storage** offering practical storage on arrival. It features a **large bathroom with WC**, with comfortable volumes.

The spacious **fully equipped kitchen**, featuring an integrated **table**, invites convivial moments. The **vast living room**, sublimated by a **fireplace with heat recovery system**, creates a cosy and elegant atmosphere, while taking full advantage of the natural light and unobstructed view.

The bedroom, generous and equipped with **many storage spaces**, offers a comfortable and functional sleeping area. The accommodation also features **multiple integrated safes**, providing a rare and appreciable level of security.

The living space extends onto a **superb balcony as well as a loggia of around 18 m²**, ideal for enjoying the panorama in any season. This could be heated, offering a real additional living space. **The blinds and awnings are electric**,

CHARACTERISTICS

Reference: **5836862**

Type: **Condominium apartment**

Availability: **Immediate**

Rooms: **2.5**

Bedroom: **1**

Bathroom: **1**

Location floor: **3rd floor**

Flats: **8**

Living area: **~ 65.6 m²**

Weighted Surface: **~ 73 m²**

Year of construction: **1981**

Heating type: **Gas**



ensuring optimal daily comfort.

The apartment benefits from **recently replaced windows**, with **triple glazing throughout and double glazing in the loggia**, guaranteeing excellent thermal and acoustic comfort.

The entire **upholstery decoration was carried out by Viquerat, decoration in Clarens**, testifying to the care taken with the finishes.

A detached garage box with electric door (CHF 55'000.- extra) completes this property, as well as a very **large cellar**.

The building also provides a **bicycle room**, a **common laundry room** and a **visitor parking space**. It consists of **only eight co-owners**, offering a peaceful and privileged atmosphere.

Very well-maintained building, with a **boiler replaced last year**.

This exceptional property is just waiting for you.

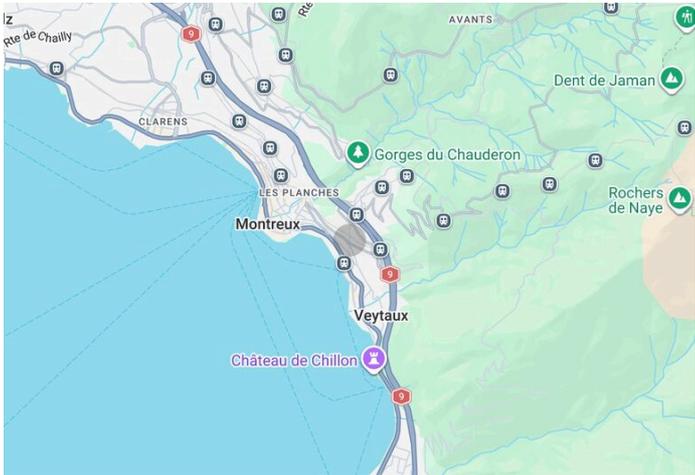
For more information or to arrange a viewing, please contact me on 078 314 22 00.

CONTACT FOR VISITING

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LOCATION

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SITUATION

Situation - Access & amenities

Ideally located in **Territet**, this property benefits from a sought-after location, combining **residential calm and immediate proximity to Montreux**. The **funicular is just a stone's throw** away, making daily commuting easy. Public transport, local shops, schools and the lakefront are all within easy reach. Road links make it easy to reach Vevey, Lausanne or the Valais.

A rare property combining attic space, south-facing views, exceptional amenities and a human-scale condominium, ideal for a primary residence, a pied-à-terre second home or a luxury investment.

			
Public transports	-	5 min.	1 min.
Primary school	-	7 min.	1 min.
Stores	-	5 min.	1 min.
Restaurants	-	15 min.	3 min.

CHARACTERISTICS

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CHARACTERISTICS

Availability	Immediate	Domestic water heating system	Gas
Type	Condominium apartment	Condition of the property	Good
Reference	5836862	Standing	Standard
Rooms	2.5	Living area	~ 65.6 m²
Bedroom	1	Weighted Surface	~ 73 m²
Bathroom	1	Balcony surface	~ 8 m²
Location floor	3rd floor	Loggia surface	~ 10.3 m²
Year of construction	1981	PPE charges	CHF 420.-/month incl. renovation fund
Flats	8	Renovation fund participation	CHF 10,000.-/year
Number of terraces	1	Balance renovation fund	CHF 40,413.- at 31.12.2025
Balcony	1	Covered parking	1 not included CHF 55,000.-
Total number of floors	3		
Heating type	Gas		
Heating installation	Radiator		

CONVENIENCES

NEIGHBOURHOOD

- Mountains
- Lake

OUTSIDE CONVENIENCES

- Balcony/ies
- Box
- Visitor parking space(s)
- Loggia

INSIDE CONVENIENCES

- Lift/elevator
- Open kitchen
- Bicycle storage
- Box
- Veranda
- Built-in closet
- Visitor parking space(s)
- Cellar
- Fireplace

- Double glazing

- Triple glazing

- Bright/sunny

EQUIPMENT

- Fitted kitchen

- Fridge

- Interphone

- Ceramic glass cooktop

- Dishwasher

- Armoured door

- Oven

- Laundry

- Electric garage door

- Microwave

- Bath

- Safe

CONDITION

- To be refurbished

ORIENTATION

- South

EXPOSURE

- Optimal

- All day

VIEW

- Clear

- Panoramic

- Lake

- Unobstructed

- With an open outlook

- Mountains

EXTERIOR VIEW







INTERIOR VIEW





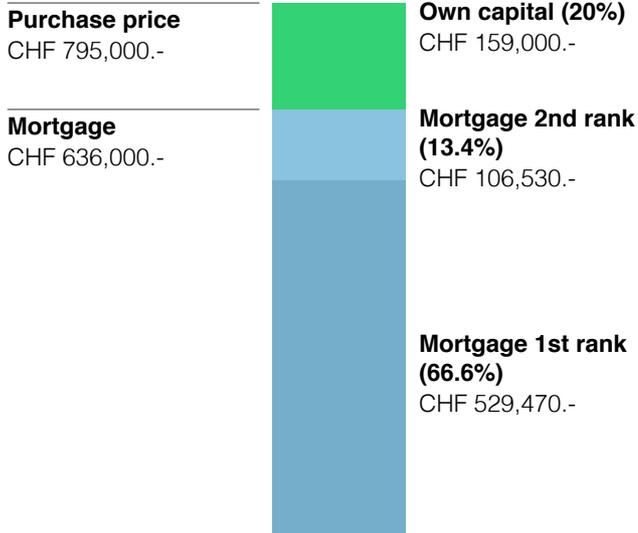




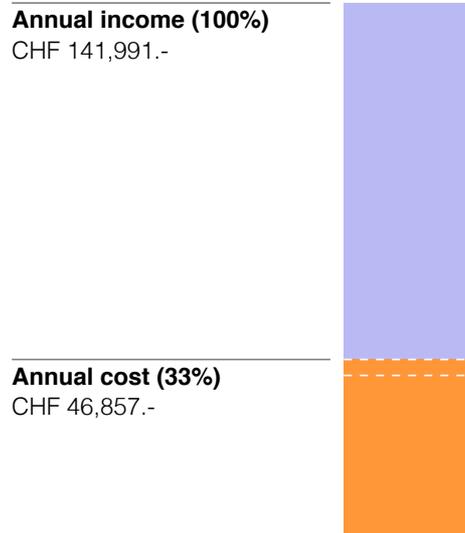


FINANCIAL SIMULATION

FINANCING



FINANCIAL CAPACITY



PRICE

Price of object		CHF 740,000.-
Parking price		CHF 55,000.-
Total purchase price		CHF 795,000.-
Acquisition costs	2 %	CHF 15,900.-
Transfer costs	1.50 %	CHF 11,925.-
Expenses of creation of mortgage file	1.20 %	CHF 7,632.-
Total acquisition		CHF 830,457.-

ANNUAL COSTS

Mortgage interest 1st rank	2.50 %	CHF 13,237.-
Mortgage interest 2nd rank	2.50 %	CHF 2,663.-
Mortgage interest		CHF 15,900.-
Amortization mortgage 2 nd rank	6.67 %	CHF 7,106.-
Total mortgage amortization		CHF 7,106.-
Running/maintenance costs	1 %	CHF 7,950.-
Total charges		CHF 7,950.-
Total per year		CHF 30,956.-
Total per month		CHF 2,580.-