



## APARTMENT WITH EXCEPTIONAL TERRACE

Riviera vaudoise | 1820 Veytaux | Reference : 5904397

**CHF 1,350,000.-**

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### Space, light and a strong potential for valorization

Located in Veytaux, just a few minutes from Montreux, this **4.5-room apartment** enjoys a privileged living environment between lake and mountains.

Offering a **living space of approximately 136 m<sup>2</sup>**, it is attractive due to its **generous volumes**, natural light and its magnificent **south-west facing terrace of approximately 120 m<sup>2</sup>**, ideal for making the most of the beautiful days on the Riviera.

This property has a high renovation potential, allowing future owners to modernize it and create a contemporary and personalized living space in a sought-after environment.

### Situation

The municipality of Veytaux, located on the Vaud Riviera, is particularly appreciated for its quiet residential setting and its immediate proximity to Montreux and Lake Geneva.

The necessary infrastructure for everyday life is easily accessible:

- Public transport: 100 m
- Shops: 500 m

### CHARACTERISTICS

Reference: **5904397**

Type: **Condominium apartment**

Availability: **Immediate**

Rooms: **4.5**

Bedrooms: **3**

Bathrooms: **2**

Location floor: **Upper ground floor**

Living area: **~ 136 m<sup>2</sup>**

Weighted Surface: **~ 180 m<sup>2</sup>**

Year of construction: **1983**



- Restaurants: 500 m
- Primary school: 500 m

This living environment perfectly combines tranquility, nature and urban proximity.

## The apartment

Located on the upper ground floor, this apartment offers generous living spaces and beautiful brightness thanks to its south-west exposure.

The distribution is as follows:

- Spacious entrance hall with storage
- Large independent kitchen
- Large living/dining room with fireplace, giving direct access to the terrace
- Master bedroom with dressing room and en-suite bathroom, with access to the terrace
- Two additional bedrooms
- Shower room with WC and washing column
- Visitor toilet

The sleeping area can be separated from the living room by a door, providing more privacy.

## Outside

One of the major assets of this property is its magnificent terrace of about 120 m<sup>2</sup>, a true extension of the living space.

Its south-west orientation guarantees excellent sunshine and allows you to fully enjoy outdoor relaxation moments.

## Equipment

- Double-glazed windows
- Heating by radiators
- Gas-fired domestic hot water
- Alarm system
- Intercom

## Appendices

- Large cellar
- Closed indoor garage box with electric door: CHF 50,000.- (extra)

## Key information

- Living space: approx. 136 m<sup>2</sup>
- Terrace: approx. 120 m<sup>2</sup>
- Number of rooms: 4.5
- PPE charges: CHF 750.- / month
- Sale price: CHF 1'400'000.-

A rare opportunity on the Vaud Riviera offering strong potential for transformation in a privileged environment.

## ACCESS

- 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.
- Major mountain resorts are just 30 minutes away.

- Montreux train station
- School
- Bus
- Shops - shopping center

## ANNEXE

- Large cellar
- Garage box closed by an electric gate (50'000.-CHF in addition to the price)

## REMARKS

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

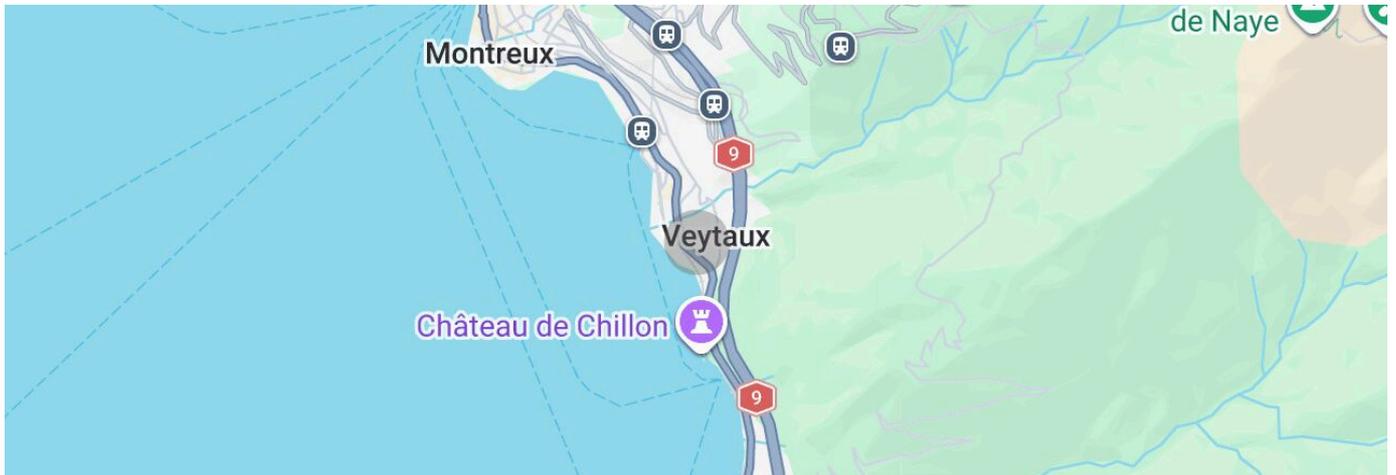
- Live close to Montreux and enjoy its flower-filled docks, its entertainment (Jazz Festival, Christmas Market, Laughter Festival...)
- Impeccable condition
- Prestless panoramic view
- Optimal brightness
- Close to amenities and Lake Geneva

## CONTACT FOR VISITING

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## LOCATION

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## SITUATION

Ideally located at the gateway to Montreux, just a few steps from the lake and its flower-filled quays. A bus stop at the foot of the building will take you to the town centers of Montreux, Vevey, and Villeneuve in just a few minutes.

## CHARACTERISTICS

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### CHARACTERISTICS

Availability	<b>Immediate</b>	Number of terraces	<b>1</b>
Type	<b>Condominium apartment</b>	Total number of floors	<b>2</b>
Reference	<b>5904397</b>	Condition of the property	<b>Good</b>
Rooms	<b>4.5</b>	Standing	<b>Standard</b>
Bedrooms	<b>3</b>	Living area	<b>~ 136 m<sup>2</sup></b>
Bathrooms	<b>2</b>	Weighted Surface	<b>~ 180 m<sup>2</sup></b>
Number of toilets	<b>2</b>	Terrace surface	<b>~ 120 m<sup>2</sup></b>
Location floor	<b>Upper ground floor</b>	PPE charges	<b>CHF 750.-/month</b>
Year of construction	<b>1983</b>	Box	<b>1   CHF 50,000.-</b>

## PICTURE(S)











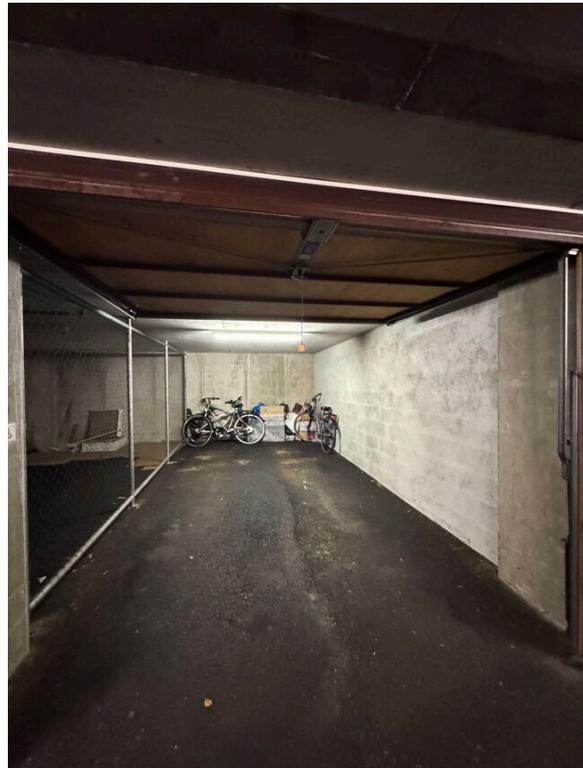






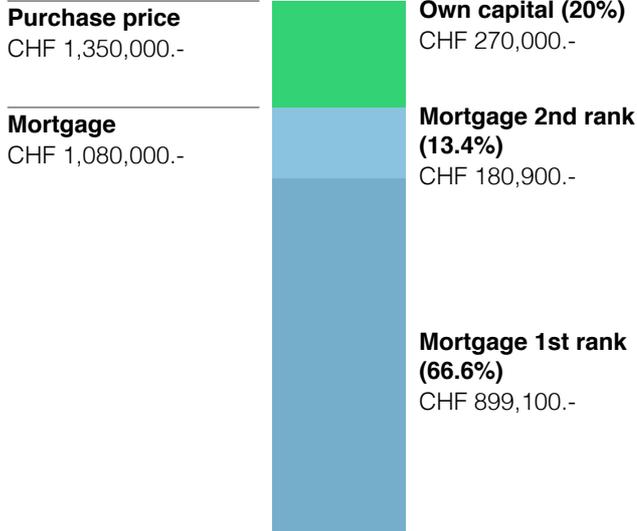




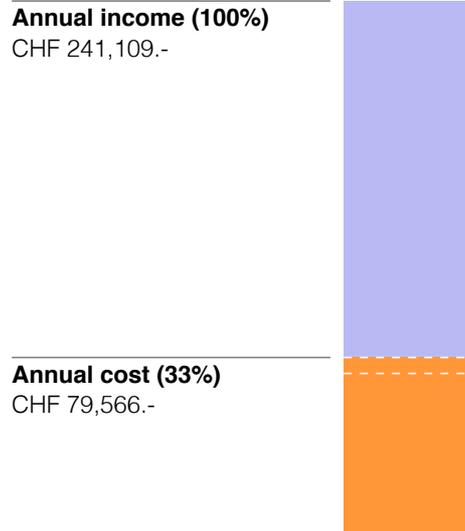


## FINANCIAL SIMULATION

### FINANCING



### FINANCIAL CAPACITY



### PRICE

Price of object		CHF 1,350,000.-
Acquisition costs	2 %	CHF 27,000.-
Transfer costs	1.50 %	CHF 20,250.-
Expenses of creation of mortgage file	1.20 %	CHF 12,960.-
Total acquisition		CHF 1,410,210.-

### ANNUAL COSTS

Mortgage interest 1st rank	2.50 %	CHF 22,478.-
Mortgage interest 2nd rank	2.50 %	CHF 4,523.-
<b>Mortgage interest</b>		<b>CHF 27,001.-</b>
Amortization mortgage 2 <sup>nd</sup> rank	6.67 %	CHF 12,066.-
<b>Total mortgage amortization</b>		<b>CHF 12,066.-</b>
Running/maintenance costs	1 %	CHF 13,500.-
<b>Total charges</b>		<b>CHF 13,500.-</b>
<b>Total per year</b>		<b>CHF 52,567.-</b>
<b>Total per month</b>		<b>CHF 4,381.-</b>





