



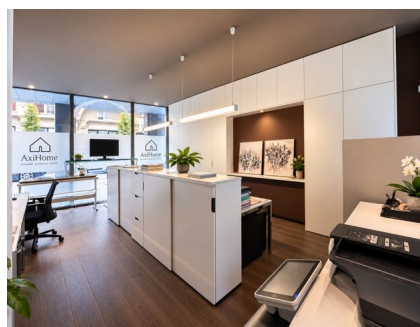
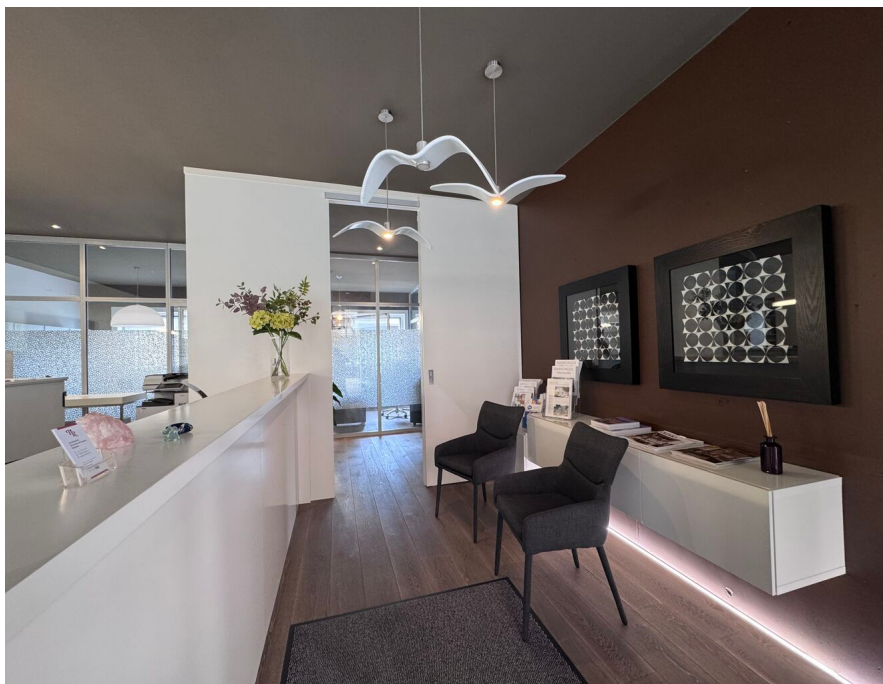
FOR SALE : STOREY APARTMENT

Au centre de Montreux à 2 pas de la gare | 1820 Montreux | Reference : Bureaux, profession libérale, appartement.

CHF 1,240,000.-

FOR SALE : STOREY APARTMENT

CH-1820 Montreux | Au centre de Montreux à 2 pas de la gare | **CHF 1,240,000.-**



ENERGY EFFICIENCY (CECB)

The energy label is the result of an evaluation of the global energy performance (energy consumption and energy source) and of the performance of the building envelope.

Evaluation	Envelope	Global	Emissions
A			
B			
C	C	C	
D			
E			
F			
G			

CHARACTERISTICS

Reference: **Bureaux, profession libérale, appartement.**

Type: **Storey apartment**

Availability: **Immediate**

Weighted Surface: **~ 109 m²**

Useful surface: **~ 100.6 m²**

Year of construction: **2008**

CONTACT FOR VISITING

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CHARACTERISTICS

CH-1820 Montreux | Au centre de Montreux à 2 pas de la gare | **CHF 1,240,000.-**

CHARACTERISTICS

Availability	Immediate	Condition of the property	Very good
Type	Storey apartment	Weighted Surface	~ 109 m²
Reference	Bureaux, profession libérale, appartement.	Useful surface	~ 100.6 m²
Number of toilets	1	Balcony surface	~ 16 m²
Number of kitchens	1	PPE charges	CHF 416.-/month incl. renovation fund
Number of showers	1	Balance renovation fund	CHF 366,330.- at 30.06.2024
Number of cafeterias	1	Local tax	65 %
Year of construction	2008	Ground-level access	Yes
Energetic efficiency	C	Occupancy	Empty
Building envelope	C	Access doors	1
Balcony	1		

CONVENIENCES

NEIGHBOURHOOD

- | | | |
|--------------------|-------------------|--------------|
| - City centre | - Bank | - Bus stop |
| - Lake | - Post office | - Nursery |
| - Residential area | - Restaurant(s) | - Doctor |
| - Shops/Stores | - Pharmacy | - SBB access |
| - Shopping street | - Railway station | |

OUTSIDE CONVENIENCES

- | | | |
|------------------|-------------|-----------------------|
| - Balcony/ies | - From road | - Ground level access |
| - Public parking | | |

INSIDE CONVENIENCES

- | | | |
|-----------------------|----------|-----------------|
| - Wheelchair-friendly | - Cellar | - Natural light |
| - Guests lavatory | | |

EQUIPMENT

- Shower

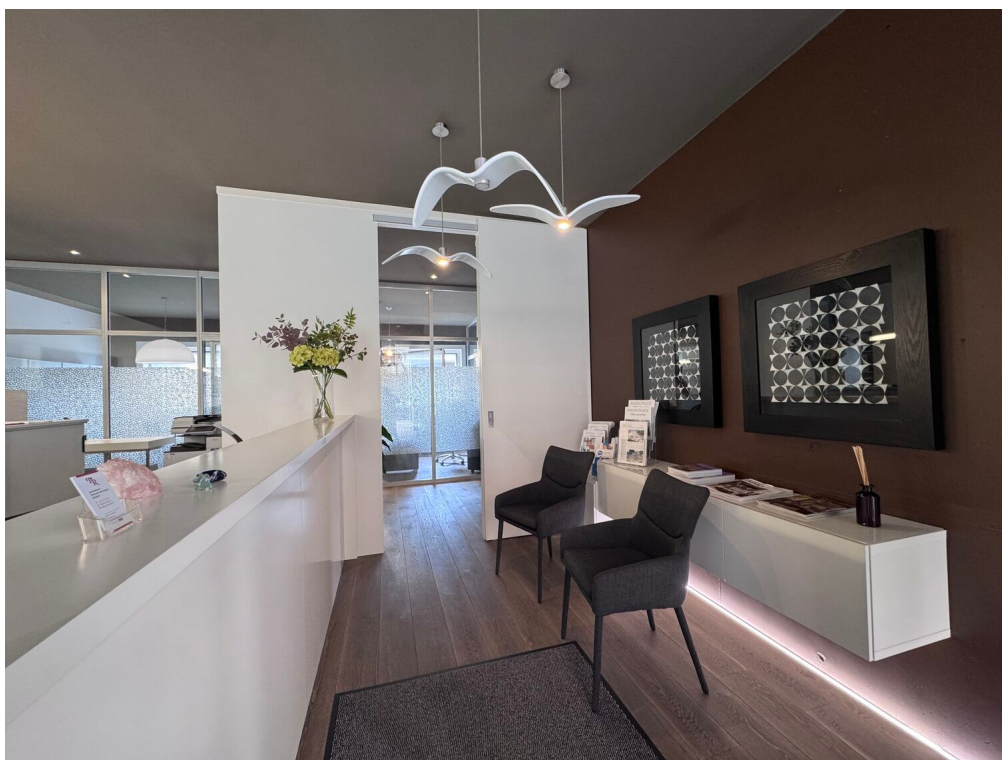
FLOOR

- Parquet floor

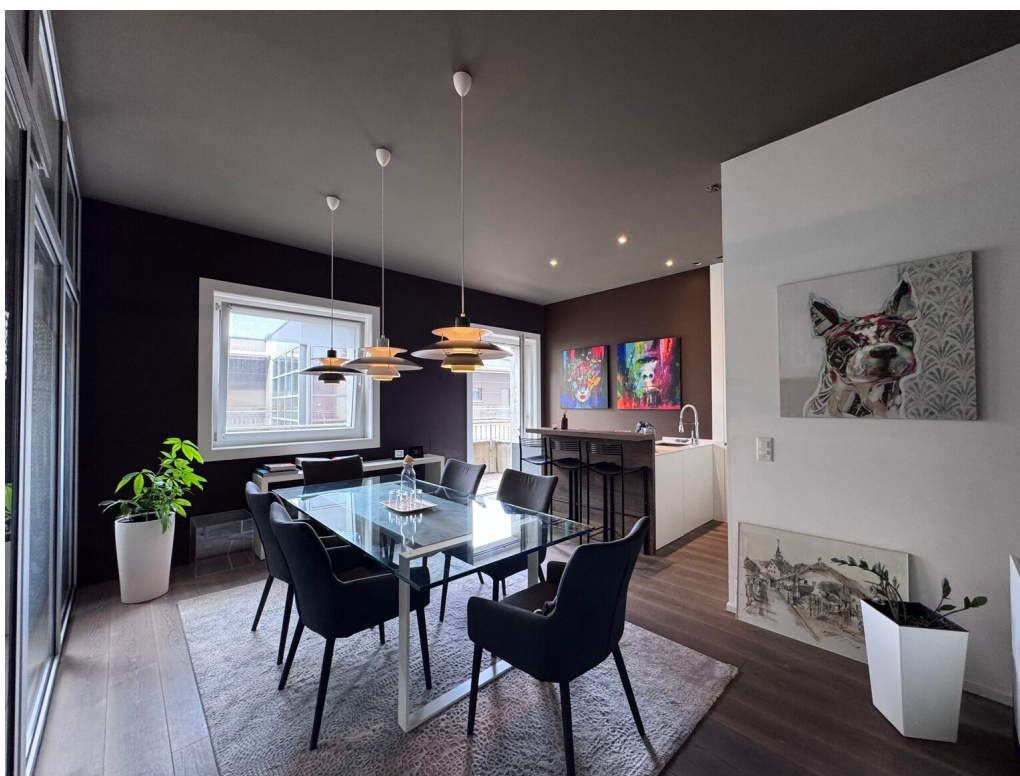
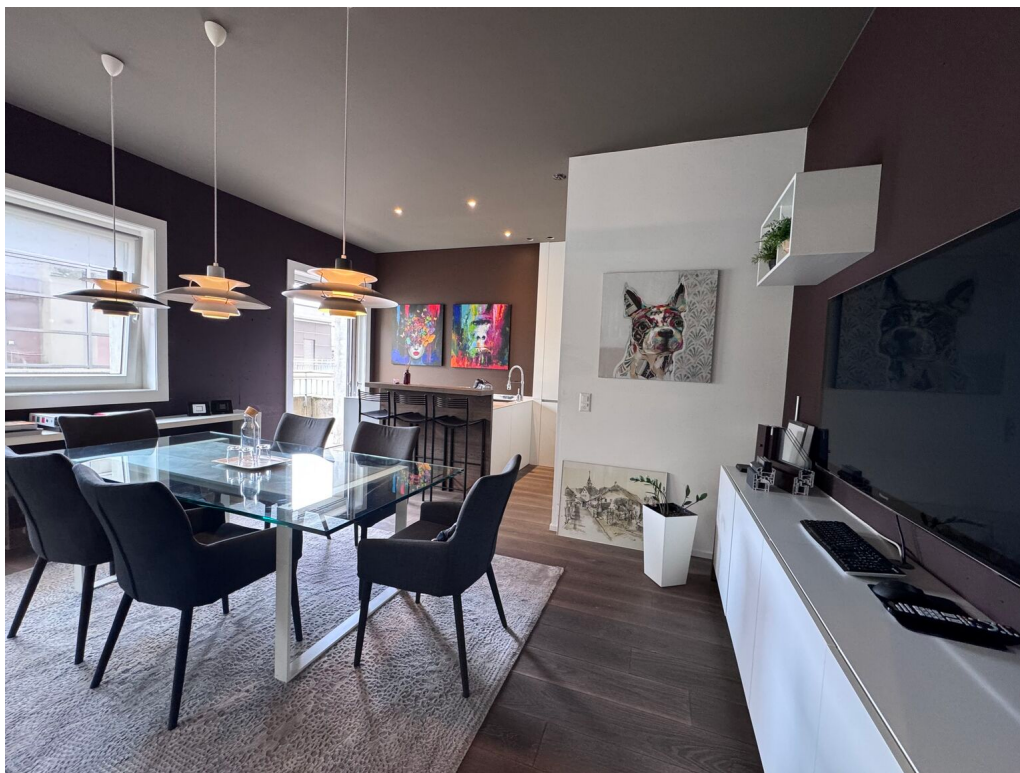
EXPOSURE

- All day

PICTURE(S)













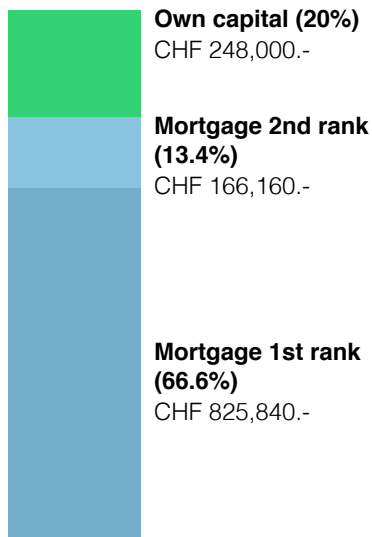


FINANCIAL SIMULATION

FINANCING

Purchase price
CHF 1,240,000.-

Mortgage
CHF 992,000.-



FINANCIAL CAPACITY

Annual income (100%)
CHF 221,464.-

Annual cost (33%)
CHF 73,083.-



PRICE

Price of object		CHF 1,240,000.-
Acquisition costs	2 %	CHF 24,800.-
Transfer costs	1.50 %	CHF 18,600.-
Expenses of creation of mortgage file	1.20 %	CHF 11,904.-
Total acquisition		CHF 1,295,304.-

ANNUAL COSTS

Mortgage interest 1st rank	2.50 %	CHF 20,646.-
Mortgage interest 2nd rank	2.50 %	CHF 4,154.-
Mortgage interest		CHF 24,800.-
Amortization mortgage 2nd rank	6.67 %	CHF 11,083.-
Total mortgage amortization		CHF 11,083.-
Running/maintenance costs	1 %	CHF 12,400.-
Total charges		CHF 12,400.-
Total per year		CHF 48,283.-
Total per month		CHF 4,024.-