



CHARMING VILLA OF VAUDOISE TYPE

1820 Montreux | Reference : 1711556

CHF 2,690,000.-

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CH-1820 Montreux | **CHF 2,690,000.-**



Nestled in the charming village of Brent, in the municipality of Montreux, this magnificent individual property of the Vaud style, built in 2000 and very well maintained, offers a living environment that combines comfort and energy efficiency.

With a living space of approximately 230 m² and a useful area of approximately 300 m², this residence stands out for its generous volumes and exceptional brightness.

The ground floor offers a spacious living room with colonnades and a fireplace, opening onto a large south-facing terrace with a beautiful view of the mountains and a glimpse of the lake.

In terms of equipment, this house benefits from modern and efficient installations. In 2023, an air/air heat pump heating system was installed, guaranteeing optimal energy efficiency.

In addition, photovoltaic panels were added to ensure sustainable and economical energy production.

Outdoors, a covered swimming pool, a pool house, a barbecue area and an outdoor pizza oven allow you to fully enjoy the beautiful days.

Two garden cabins offer additional storage space.

The property also has four outdoor parking spaces secured by an electric entrance gate.

CHARACTERISTICS

Reference: **1711556**

Type: **Villa**

Availability: **To agree**

Rooms: **7.5**

Living area: **230 m²**

Useful surface: **300 m²**

Ground surface: **835 m²**





Do not hesitate to contact us to receive the file, or to schedule a visit.

CONTACT FOR VISITING

Alexandra Dutheil
Tel. : +41 78 314 22 00

CHARACTERISTICS

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CHARACTERISTICS

Availability	To agree	Living area	230 m²
Type	Villa	Ground surface	835 m²
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Rooms	7.5		

CONVENIENCES

OUTSIDE CONVENIENCES

- Parking

PICTURE(S)









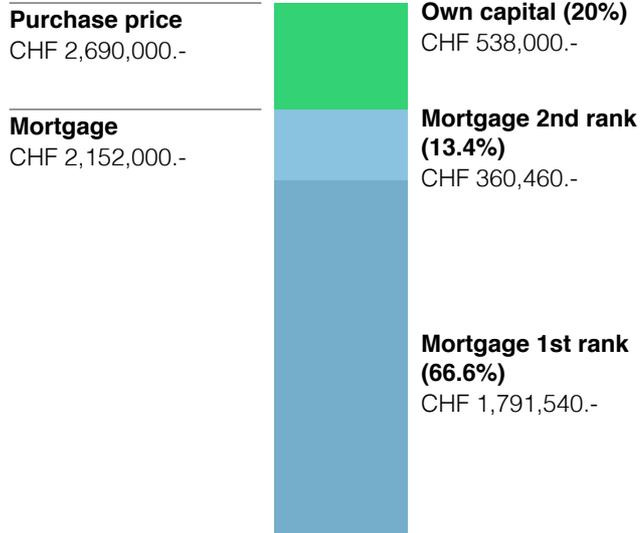




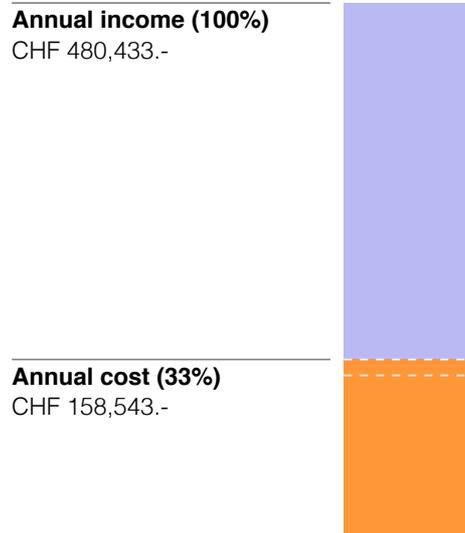


FINANCIAL SIMULATION

FINANCING



FINANCIAL CAPACITY



PRICE

Price of object		CHF 2,690,000.-
Acquisition costs	2 %	CHF 53,800.-
Transfer costs	1.50 %	CHF 40,350.-
Expenses of creation of mortgage file	1.20 %	CHF 25,824.-
Total acquisition		CHF 2,809,974.-

ANNUAL COSTS

Mortgage interest 1st rank	2.50 %	CHF 44,789.-
Mortgage interest 2nd rank	2.50 %	CHF 9,012.-
Mortgage interest		CHF 53,801.-
Amortization mortgage 2 nd rank	6.67 %	CHF 24,043.-
Total mortgage amortization		CHF 24,043.-
Running/maintenance costs	1 %	CHF 26,900.-
Total charges		CHF 26,900.-
Total per year		CHF 104,744.-
Total per month		CHF 8,729.-