



FOR SALE : VILLA

1820 Montreux | Reference : 6173285

CHF 2,550,000.-

FOR SALE : VILLA

CH-1820 Montreux | **CHF 2,550,000.-**



CHARACTERISTICS

Reference: **6173285**

Type: **Villa**

Availability: **To agree**

Rooms: **5.5**

Bedrooms: **4**

Bathrooms: **4**

Living area: **~ 240 m²**

Ground surface: **~ 1088 m²**

Charges: **CHF 300.-/month (Not specified)**

Year of construction: **2005**

Heating type: **Gas**



CHARACTERISTICS

CH-1820 Montreux | **CHF 2,550,000.-**

CHARACTERISTICS

Availability	To agree	Heating installation	Floor
Type	Villa	Domestic water heating system	Gas
Reference	6173285	Condition of the property	Good
Rooms	5.5	Standing	Standard
Bedrooms	4	Living area	~ 240 m ²
Bathrooms	4	Ground surface	~ 1088 m ²
Charges	CHF 300.-/month (Not specified)	Interior parking	2 not included
Year of construction	2005	Exterior parking	1 not included
Heating type	Gas		

CONVENIENCES

OUTSIDE CONVENIENCES

- Parking
- Garage

VIEW

- Nice view

PICTURE(S)









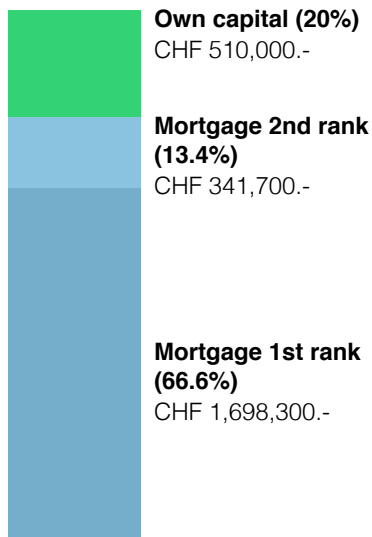


FINANCIAL SIMULATION

FINANCING

Purchase price
CHF 2,550,000.-

Mortgage
CHF 2,040,000.-



FINANCIAL CAPACITY

Annual income (100%)
CHF 389,064.-

Annual cost (33%)
CHF 128,391.-



PRICE

Price of object		CHF 2,550,000.-
Acquisition costs	2 %	CHF 51,000.-
Transfer costs	1.50 %	CHF 38,250.-
Expenses of creation of mortgage file	1.20 %	CHF 24,480.-
Total acquisition		CHF 2,663,730.-

ANNUAL COSTS

Mortgage interest 1st rank	2.50 %	CHF 42,458.-
Mortgage interest 2nd rank	2.50 %	CHF 8,543.-
Mortgage interest		CHF 51,001.-
Amortization mortgage 2nd rank	6.67 %	CHF 22,791.-
Total mortgage amortization		CHF 22,791.-
Running/maintenance costs		CHF 3,600.-
Total charges		CHF 3,600.-
Total per year		CHF 77,392.-
Total per month		CHF 6,449.-