

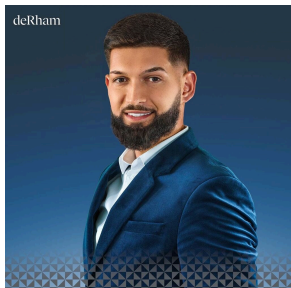
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MONTREUX



Magnificent renovated 4.5
room duplex
CHF 1'810'000.00

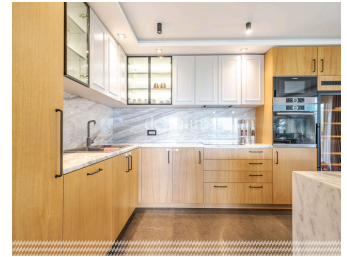
N° MTX_AP0092



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DESCRIPTION

In a green setting and ideally located in the very popular district of St-Georges, just minutes from amenities and the prestigious St-Georges School, is a renovated 4.5 room apartment which offers an exceptional quality of life to its future owners. .

This magnificent duplex was completely renovated in 2022 with top quality materials and is located in a building built in 1980, perfectly maintained.

Offering a beautiful view of the lake and the mountains, this apartment enjoys natural light that illuminates each of its rooms. It is spacious, with a living area of 138 m² as well as a balcony of 14 m² and a loggia of 25 m², spread over two levels.

The first level includes an entrance hall with wall cabinets, a spacious living room with a fireplace and giving access to a large balcony, a magnificent fully fitted open kitchen, two bathrooms and a bedroom. with wall cabinets.

The second level includes two bedrooms with wall cupboards, a bathroom/WC, a loggia and a private garden. The distribution of space is optimized to offer unequaled living comfort.

In addition to its ideal location, this apartment is located near downtown Montreux and La Tour-de-Peilz, and less than 10 minutes from the Montreux motorway entrance. The town also offers a wide variety of schools, café-restaurants, grocery stores, supermarkets and other amenities.

To further enhance this exceptional property, it is accompanied by a garage box, two

CHARACTERISTICS

Reference : MTX_AP0092

Number of rooms : 4.5

Number of bedrooms : 3

Number of bathrooms : 3

Location floor : Ground floor

Living area : 138 m²

Year of construction : 1980

Year of restoration : 2022

Heating system : Gas

Costs : CHF 1'120.00/month

Availability : To be discussed

outdoor parking spaces and a cellar in addition to the price CHF 115,000.-

Finally, acquisition as a secondary residence by non-resident foreigners is permitted.

LOWER GROUND FLOOR

A bedroom with wall cabinets 12 m2
A bedroom with wall cabinets 11 m2
A bathroom / WC 4.8 m2
A loggia
A private garden

UPPER GROUND FLOOR

An entrance hall with wall cabinets
A spacious bright living room 30 m2
A large open and fitted kitchen 24 m2
A bedroom with wall cabinets 20 m2
A bathroom of 6 m2
A bathroom of 5 m2
A large balcony

CLAUDE DE NON-RESPONSABILITÉ

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