

ST-LÉGIER-LA CHIÉSAZ



2 Properties including a luxurious chalet with
panoramic views

CHF 7'900'000.-



5.5



4



~450 m²

n° ref.
4694745_9048



Switzerland | Sotheby's International Realty
Rue du Théâtre 7 bis, 1820 Montreux

Julien Schneider

+41 79 108 45 17 - Fax +41 21 962 86 61

julien.schneider@swsir.ch

www.switzerland-sothebysrealty.ch



SITUATION AND DESCRIPTION

Properties close to the Château de Blonay, these sumptuous residences are located between St-Légier and Blonay, in a quiet and residential environment. They are in the immediate vicinity of the cities of Vevey and Montreux as well as the motorway entrance. Their dominant position gives them a magnificent panoramic view of the lake and the Alps.

With a private path and no vis-à-vis, the main chalet enjoys a 360 ° panoramic view. 3 oversized garages have been erected in the immediate vicinity of the property where an impressive storage volume has been designed. A fourth garage is existing on the eastern part of the plot.

Built in 1911, on a plot of more than 8,500 m², the main property is distributed on approximately 320 m² of living space. Composed of 5.5 rooms and enjoying luxury amenities, the materials chosen during its

construction are very good and is in excellent condition. The latest renovations have allowed to sublimate its authenticity. A large living room with a beautiful fireplace will allow you to admire the exclusive panorama that is offered to you by its large windows. Currently consisting of 2 bedrooms, it would be quite possible to create additional bedrooms with bathrooms. The entire upper part of the main property has been completely converted and arranged for maximum space optimization. The second property is currently rented but will be vacated according to the needs of the new buyers. The latter consists of 130 m², 2 bedrooms, 1 kitchen, 1 living room, 1 dining room, 1 bathroom and toilet. This second building will allow you to house your friends, your family, your house staff or to continue the rental if necessary.

The exteriors of the complex, are furnished with taste and refinement and include a superb unique pool with

waterfall and overflow. You will have the opportunity to enjoy from March to September, thanks to large solar panels judiciously placed. The peculiarity of this pool made of genuine porcelain Brillard is that it is unique in form and privacy vis-à-vis the outside. The exterior is also embellished with a large flower garden, a beautiful heated greenhouse, a private driveway leading to the property and spacious electric garages. Everything has been designed and designed to allow its inhabitants to bask in peace.

Charming footprint, you will be seduced by the many assets of this area consists of 2 properties!

SURFACES

Living area	~ 450 m ²
Surface of parcel	~ 8558 m ²
Volume	~ 1806 cbm

CARACTERISTICS

Number of floors above ground	3
Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	2
Number of toilets	3
Number of balcony	1
Number of terraces	3
Year of construction	1911
Year of restoration	2009
Heating system	Fuel oil, Gas
Heating installation	Radiator, Floor
Basements	1

ANNEXES

Janitor's house : Ground floor:

- Living/dining room
- Fitted kitchen
- Bathroom
- Studio First floor:
- Bedroom with balcony
- Bedroom
- Separate WC

This charming annex features a beautiful garden and a studio. The gas central heating was updated in 2016 and is distributed via radiators.

DISTRIBUTION

Upper ground floor

- Entrance hall
- Living/dining room with fireplace
- Kitchen opening on to the living room
- Bathroom
- Terrace with garden access

1st floor

- Master bedroom with en-suite bathroom
- Bedroom
- Large dressing room
- Large terrace
- Separate WC

Under the roof

- Large room completely transformed and furnished with a balcony

Basements

- Pantry
- Laundry room/equipment room
- Small office
- Spare room



OUTSIDE CONVENIENCES

- Double overflow pool composed of genuine porcelain Brillard (single)
- Heated greenhouse
- Local DIY
- Technical room for the pool with management of purification and solar panels (everything is automatic)
- Spacious larch garages for 3 cars
- Several outdoor parking spaces
- Annex can be used to store garden or workshop tools

NEIGHBOURHOOD

- Village
- Green
- Railway station
- Highway entrance/exit

- Mountains

STYLE

- Classic

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Annex
- Parking
- Garage
- Swimming pool

INSIDE CONVENIENCES

- Guests lavatory
- Decorative fireplace
- With character

EQUIPMENT

- Shower
- Bath

CONDITION

- Very good

EXPOSURE

- Optimal

VIEW

- Panoramic
- Lake

FINANCIAL DATA

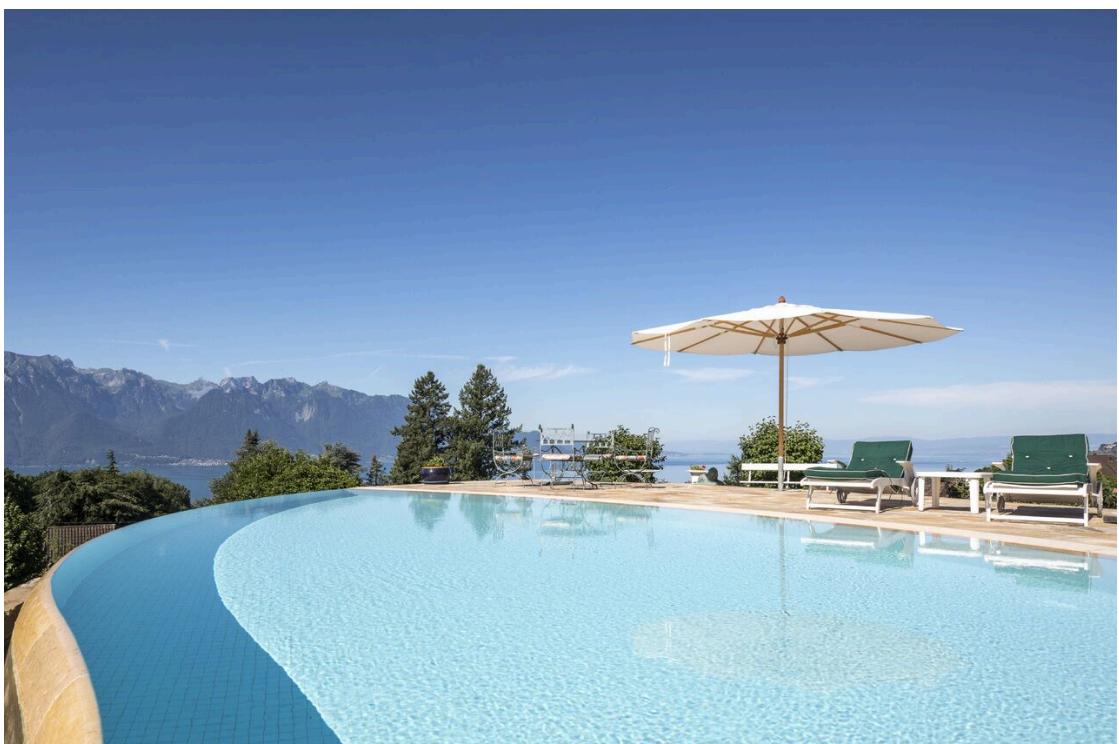
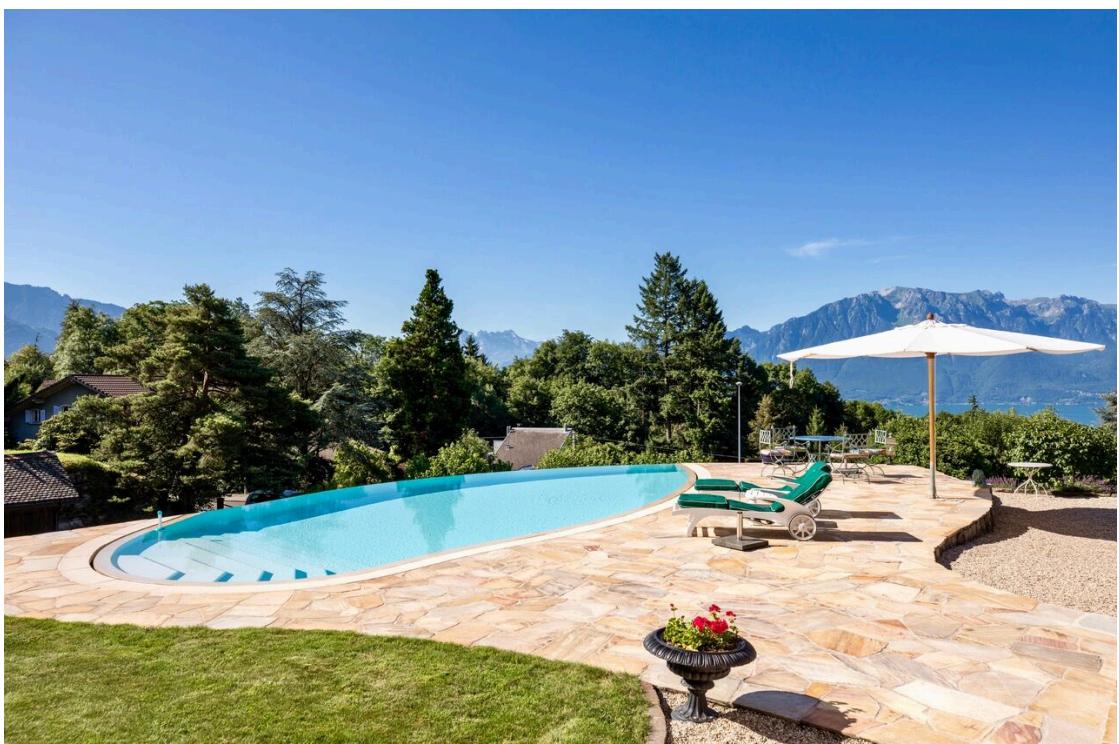
Price

CHF 7'900'000.-

Availability

immediately

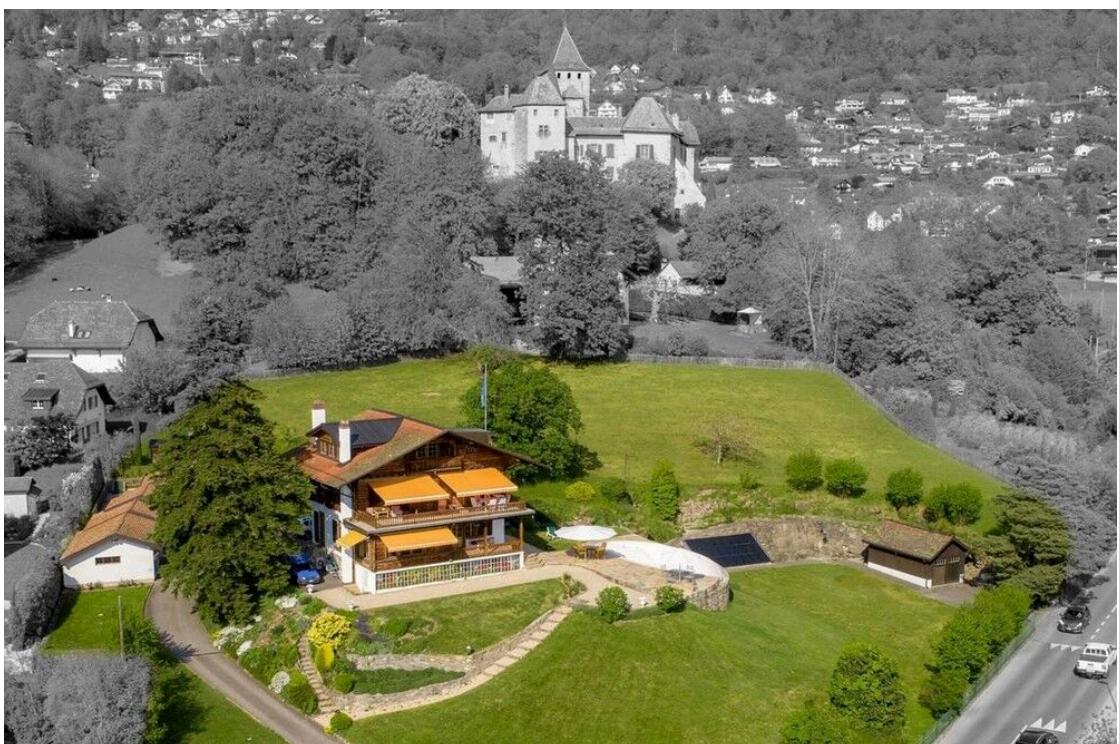
This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.







Switzerland | Sotheby's
INTERNATIONAL REALTY



www.switzerland-sothebysrealty.ch

