

ST-LÉGIER-LA CHIÉSAZ



Renovated garden level with cachet and view

CHF 1'600'000.-

Price of parking place(s) in addition



4.5



3



~130 m²

n° ref. **046191**



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SITUATION AND DESCRIPTION

Located in the sought-after commune of St-Légier-La Chiésaz, this garden-level apartment enjoys a sought-after residential environment, combining calm, greenery and immediate proximity to amenities.

Tastefully renovated, the apartment seduces with its harmonious volumes (2.9m ceiling height), natural light and direct opening onto a pleasant private outdoor space, naturally extending the living areas. The garden and terrace allow you to take full advantage of a verdant setting, with a beautiful view of Lake Geneva and the surrounding Alps depending on orientation.

The location is particularly appreciated: the VMCV bus stop (line 215 "Saint-Légier-Village") is a short distance away, providing quick access to Vevey and the surrounding urban centers. The "Saint-Légier-Village" train station is also within walking distance, linking

Vevey with Blonay and St-Légier-La Chiésaz. Motorways are just minutes away, making it easy to travel to Geneva, Bern or the Valais.

Families will benefit from easy access to the commune's public schools (Collège du Clos Béguin) as well as the region's renowned private schools, including the Haut-Lac International School, St. George's School and the gymnasium.

A rare property, combining complete renovation, modern comfort and a privileged living environment, in the heart of one of the most sought-after areas of the Vaud Riviera.

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SURFACES

Living area	~ 130 m ²
Weighted Surface	~ 157 m ²
Balcony Surface	~ 12 m ²
Garden surface	~ 170 m ²
Terrace surface	~ 13 m ²

CARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Number of balcony	1
Location floor	Garden floor

DISTANCES

Station	347 m
Public transports	266 m
Nursery school	199 m
Primary school	100 m
Secondary school	1611 m
Stores	460 m
Post office	1672 m
Bank	329 m
Restaurants	255 m

DISTRIBUTION

- Spacious entrance hall
- Living room with access to outside
- Dining room with access to terrace
- Fully fitted kitchen
- Bedroom
- Bedroom
- Shower room with bath, wc and laundry column
- Bedroom with dressing room and en-suite shower room

INFORMATION

Year of construction	1870
Heating installation	Radiator
Heating system	Distance heating

NEIGHBOURHOOD

- Village
- Green
- Mountains
- Lake
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Preschool
- Primary school
- International schools
- Sports centre
- Public swimming pool
- Hiking trails
- Bike trail
- Soccer pitch

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden

- Exclusive use of garden
- Quiet
- Box

INSIDE CONVENIENCES

- Without elevator
- Box
- Open kitchen
- Guests lavatory
- Swedish stove
- Double glazing
- Bright/sunny
- With front and rear view
- Natural light
- With character

EQUIPMENT

- Fitted kitchen
- Washing machine
- Dryer
- Private laundry
- Laundry
- Shower
- Bath

FLOOR

- Tiles
- Parquet floor

CONDITION

- Renovated

FINANCIAL DATA

Price	CHF 1'600'000.-
Price park. int. ①	CHF 50'000.-
Total price	CHF 1'650'000.-
Availability	To be discussed

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ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Lake
- Mountains







