

ST-LÉGIER-LA CHIÉSAZ



Magnificent downtown duplex with lake view

CHF 2'220'000.-

Price of parking place(s) in addition



4.5



3



~202 m²

n° ref. **045781**



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SITUATION AND DESCRIPTION

Located in the center of St-Légier, this magnificent duplex is on the top floor of a luxury condominium. Just a stone's throw from schools and shops.

Discover this exceptional contemporary apartment that combines comfort and timeless charm. With its magnificent volumes and incomparable luminosity, this living space offers you a breathtaking view of the lake and mountains. Enjoy the private calm that surrounds this rare property, perfect for those in search of serenity. Don't miss this opportunity to live in the heart of a peaceful and enchanting environment.

A cellar, a large fully equipped laundry room, a bike/motorcycle room and two indoor parking spaces complete the ensemble.

SURFACES

Living area	~ 202 m ²
Weighted Surface	~ 212.5 m ²
Surface of parcel	~ 4000 m ²
Balcony Surface	~ 21 m ²

CARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	3
Number of levels	2
Number of balcony	1
Location floor	Top floor
Costs	CHF 10'800.-/year

ANNEXES

- Two indoor parking spaces
- Cellar

DISTANCES

Public transports	144 m
Primary school	3438 m
Stores	242 m
Restaurants	183 m

DISTRIBUTION

Ground floor

- Entrance hall with wall cabinets
- Living and dining area with access to balcony
- En suite master bedroom with bathroom/WC
- Bedroom
- Shower room/WC
- Duct/Built-in room that can be converted into guest toilet
- Balcony

1st floor

- Large room with en-suite bathroom
- Mezzanine and office

INFORMATION

Year of construction 2009
Heating installation Floor
Heating system Gas

NEIGHBOURHOOD

- City centre
- Village
- Green
- Mountains
- Lake
- Fog-free
- Residential area
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Highway entrance/exit
- Preschool
- Secondary school
- Sports centre
- Horse riding area
- Public swimming pool
- Near a golf course
- Tennis centre
- Ski piste
- Ski resort

- Indoor swimming pool
- Ski lift
- Cross-country ski trail
- Hiking trails
- Bike trail
- Soccer pitch
- Ice rink
- Museum
- Theatre
- Water park
- Concert hall
- Religious monuments
- Hospital / Clinic
- Medical home
- Doctor
- Thermal center

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden in co-ownership
- Garage
- Visitor parking space(s)
- Sauna
- Swimming pool
- Jacuzzi
- Common pool
- Tennis court
- Petanque ground
- Equestrian facilities
- Boat moor
- Barbecue-chimney

FINANCIAL DATA

Price	CHF 2'220'000.-
Price park. int. ②	CHF 80'000.-
Total price	CHF 2'300'000.-
Availability	To be discussed
Judicial form	En PPE

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INSIDE CONVENiences

- Wheelchair-friendly
- Lift/elevator
- Garage
- Visitor parking space(s)
- Open kitchen
- Double glazing
- Bright/sunny
- Mezzanine
- With character

EQUIPMENT

- Fitted kitchen
- Furnished kitchen
- Cooker/stove
- Ceramic glass cooktop
- Induction cooker
- Oven
- Steamer
- Microwave
- Warming drawer
- Fridge
- Freezer
- Dishwasher
- American Fridge
- Gas stove
- Washing machine
- Dryer

FLOOR

- Tiles
- Parquet floor

CONDITION

- As new

ORIENTATION

- South
- East

EXPOSURE

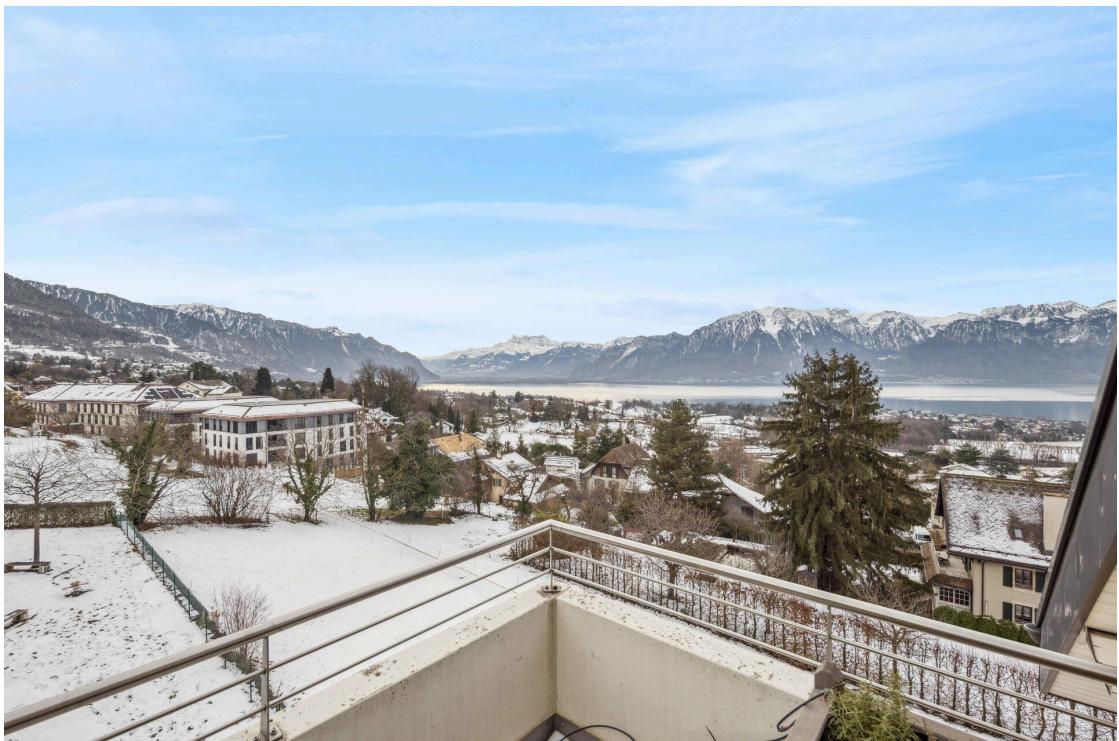
- Optimal
- All day

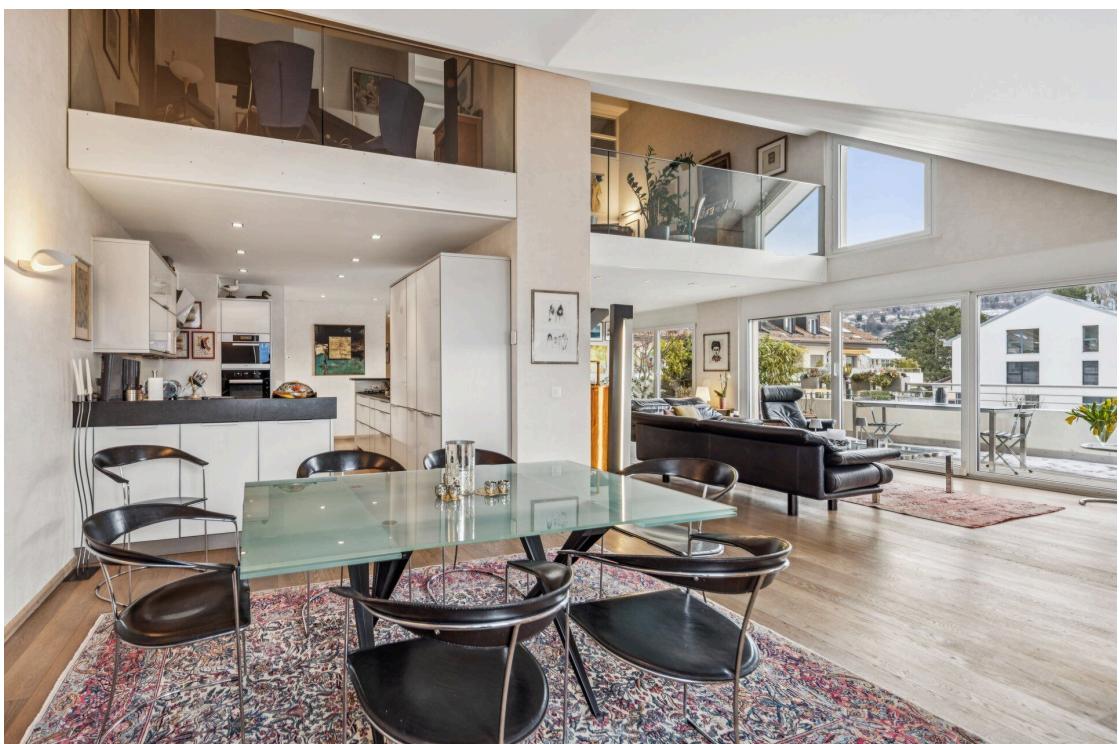
VIEW

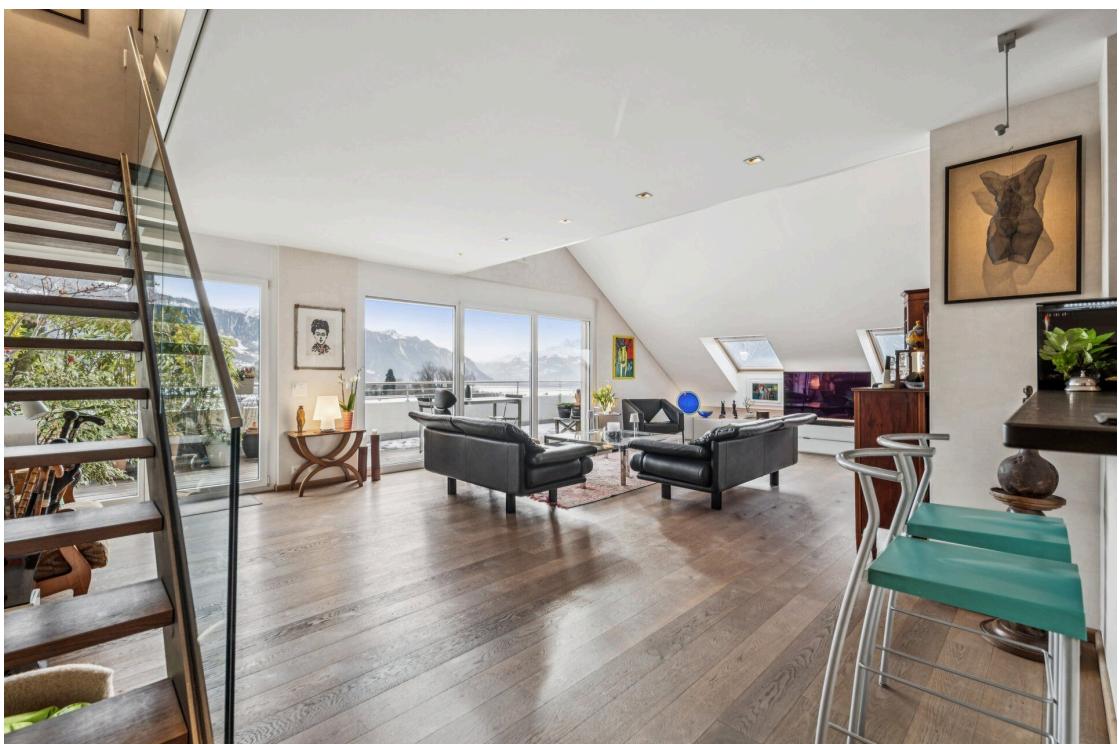
- Unobstructed
- Lake

STYLE

- Modern



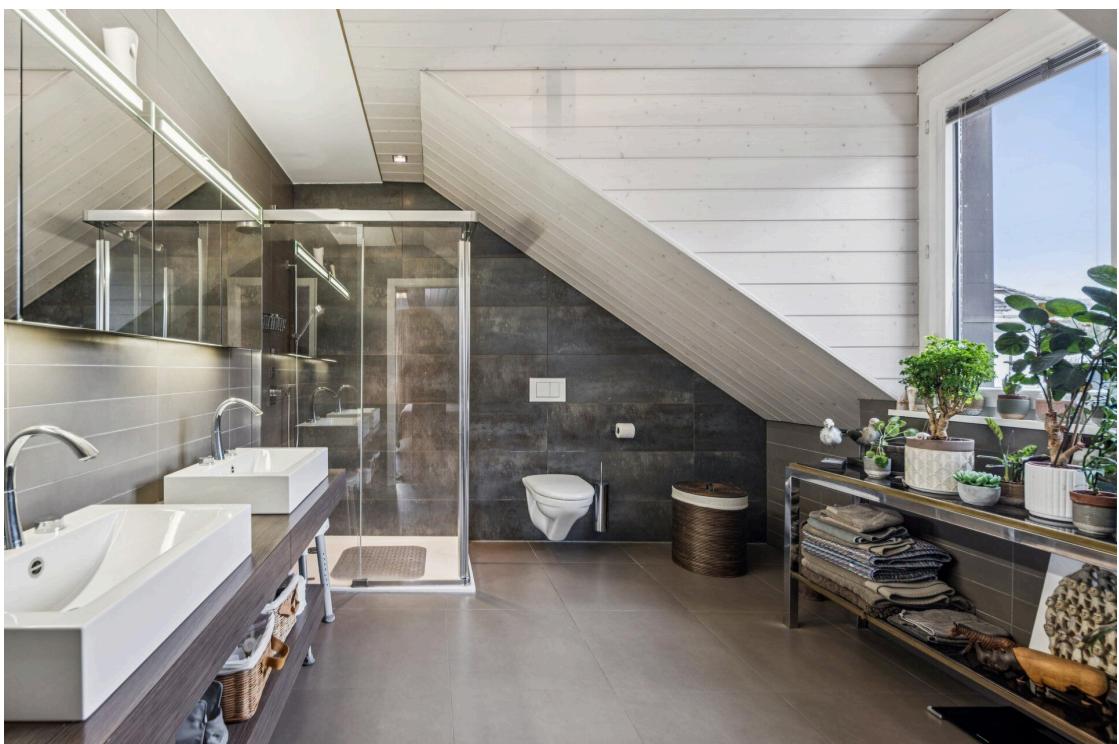




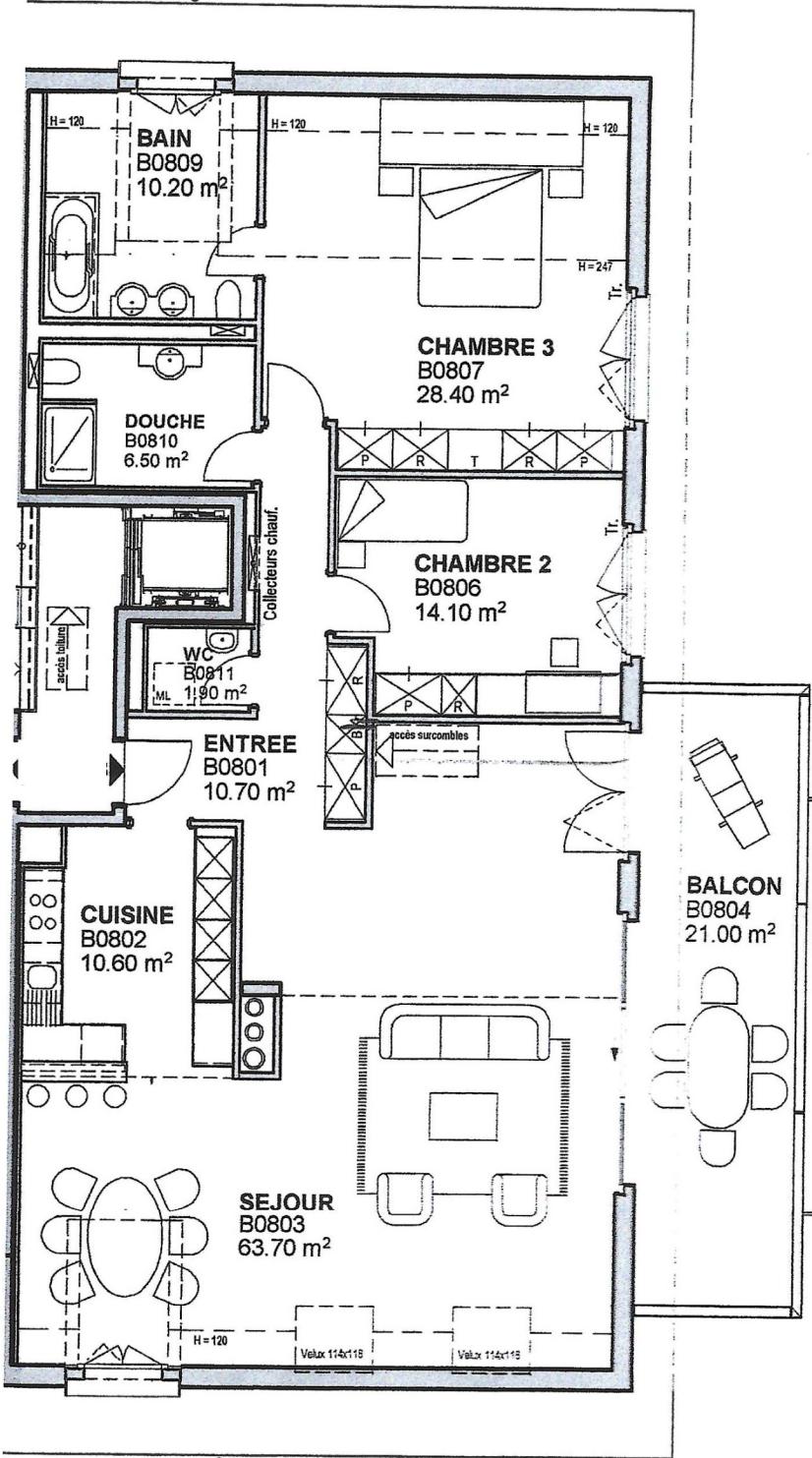












4 1/2 pièces 145.50 m² + surcombles 68.50 m²
+ balcon 21.00 m²

