

VILLENEUVE VD



Magnificent waterfront duplex in Villeneuve

Price upon request

Price of parking place(s) in addition



5.5



4



~172 m²

n° ref.

4958617_033832



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

In the charming residential complex of "Les Marines", this superb 5.5-room duplex apartment offers the most pleasant living environment in a peaceful setting, facing the lake and with a sensational view of the Alps.

Villeneuve enjoys an ideal location, close to ski resorts, the lakeside and freeways. Shops, public transport and all other amenities are just minutes away. Montreux can be reached easily, either by a pleasant stroll along the lake on the famous Riviera quays or by car in just 5 minutes.

On two floors, this 5.5-room property offers a surface area of around 184 m² weighted. Three balconies totalling 25 m² will enable you to take full advantage of the magnificent view of Lake Geneva. Even the most discerning owners looking for exclusivity and discretion will be fully satisfied. Two indoor parking spaces and a cellar complete this property.

It should be noted that this apartment is available for sale to non-Swiss residents (subject to LFAIE authorization)

SURFACES

Living area	~ 172 m ²
Weighted Surface	~ 184 m ²
Balcony Surface	~ 25 m ²

CHARACTERISTICS

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	3
Number of toilets	3
Number of balcony	3
Location floor	2nd floor
Costs	CHF 1'300.-/month

ANNEXES

- A cellar
- Two interior parking spaces

DISTRIBUTION**2nd floor**

- Entrance hall with cupboards
- Closed and fully equipped kitchen
- Spacious living/dining room with access to south facing balconies
- A bedroom
- A storeroom
- A shower room

3rd floor

- A master suite with balcony and adjoining bathroom
- Two bedrooms
- One bathroom

INFORMATION

Number of floors above ground	4
Year of construction	1987
Basements	1
Year of restoration	2019

NEIGHBOURHOOD

- Mountains
- Lake
- Beach
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Nursery
- Preschool
- Primary school
- Hospital / Clinic

OUTSIDE CONVENIENCES

- Balcony/ies
- Rooftop terrace
- Terrace/s
- Quiet
- Waterfront
- Covered parking space(s)

EQUIPMENT

- Fitted kitchen

FLOOR

- Tiles
- Parquet floor

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

VIEW

- Clear
- Unobstructed
- Panoramic
- Lake
- Mountains

FINANCIAL DATA**Price****Availability****Price upon request**

To be discussed

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