

# GLION



Plot with planning permission in force and  
project for a villa

**CHF 1'190'000.-**



~1315 m<sup>2</sup>

n° ref.

**5131120\_034770**



**Switzerland | Sotheby's International Realty**  
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## SITUATION AND DESCRIPTION

### A SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY EXCLUSIVE!

Located on the heights of Montreux, in the charming village of Glion, this 1'315 m<sup>2</sup> plot with permit in force March 30, 2023 and construction project offers you a magnificent view of the lake as well as the surrounding mountains. Just a 9-minute drive from downtown Montreux and its many shops, you'll enjoy a lush, green environment away from nuisances, yet close to all amenities. The Glion-Territet funicular stop is a 9-minute walk away. The plot is close to the renowned Glion International Hotel School. In the heart of this lush natural setting, you'll also find numerous hiking trails for nature lovers.

The construction project that has been accepted by the commune comprises a detached villa on 3 levels with a floor area of approx. 376 m<sup>2</sup>. No external modifications may be made to the layout and/or architecture. It should be noted that the selling price includes the architect's project.

The services offered are of a very high standard, with an elevator serving each floor and contemporary fittings of a very high standard.

A double carport and an infinity pool complete the ensemble.

Switzerland

**Sotheby's**  
INTERNATIONAL REALTY

## **SURFACES**

Surface of parcel ~ 1315 m<sup>2</sup>

## **CHARACTERISTICS**

Equipped Yes

Number of parcels 1

Sale to persons abroad  
authorized No

## **DISTANCES**

Station 324 m

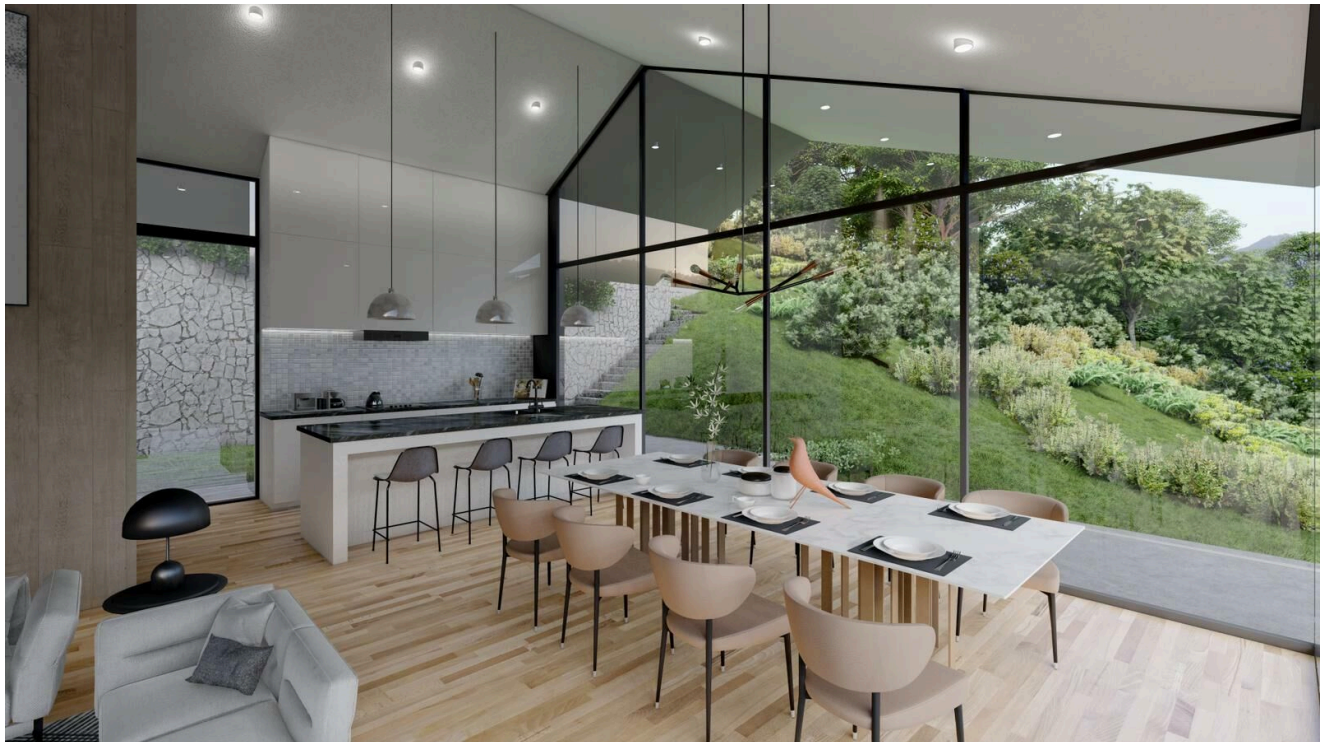
Public transports 91 m

Primary school 1299 m

Stores 422 m

Restaurants 334 m





## PLOT 1

### THE PROJECT AND ITS DISTRIBUTION

#### BASEMENT

- Lift to first floor
- Distribution hall
- Cloakroom
- Cellar
- Cellar
- Utility room
- Bin room
- Carport

#### GROUND FLOOR

- Lift to first floor
- Master bedroom with en-suite bathroom/wc and access to terrace
- 2 bedrooms, each with en-suite bathroom/wc and access to terrace
- Guest toilet
- Utility room

- Cellar
- Terrace

#### FLOOR

- Lift to first floor
- Living and dining area with access to terrace
- Fitted kitchen
- Terrace
- Garden with outdoor shower

## NEIGHBOURHOOD

- Villa area
- Green
- Railway station
- International schools

## OUTSIDE CONVENIENCES

- Quiet
- Greenery

## FLOOR

- Steep

## ORIENTATION

- South
- West

## EXPOSURE

- Optimal

## VIEW

- Nice view
- Lake
- Mountains

## MISCELLANEOUS

- Not registered as Contaminated land

## FINANCIAL DATA

**Price**

**CHF 1'190'000.-**

**Availability**

To be discussed

**Judicial form**

En nom propre

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