

GLION



Plot with planning permission in force and
project for a villa

CHF 1'190'000.-

 ~1315 m²

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 m² 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 m². 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.

SURFACES

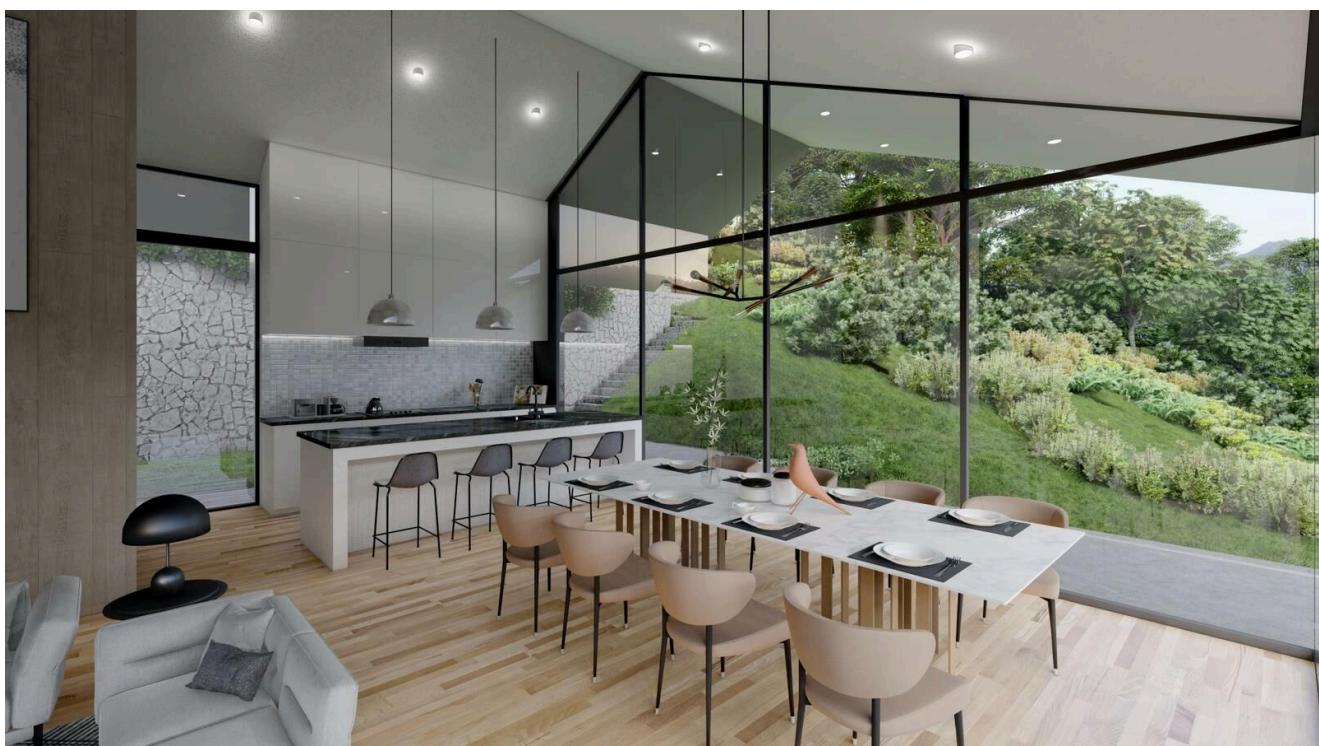
Surface of parcel ~ 1315 m²

CARACTERISTICS

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

- Cellar
- Terrace

FLOOR

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

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

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

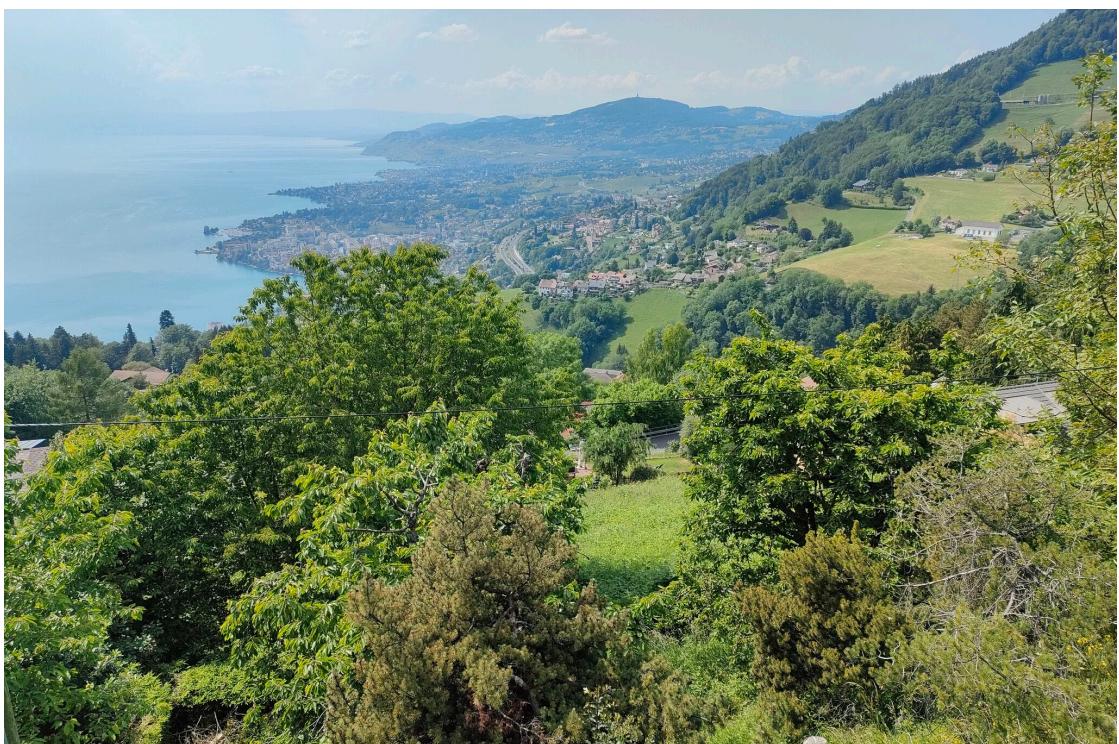
To be discussed

Judicial form

En nom propre

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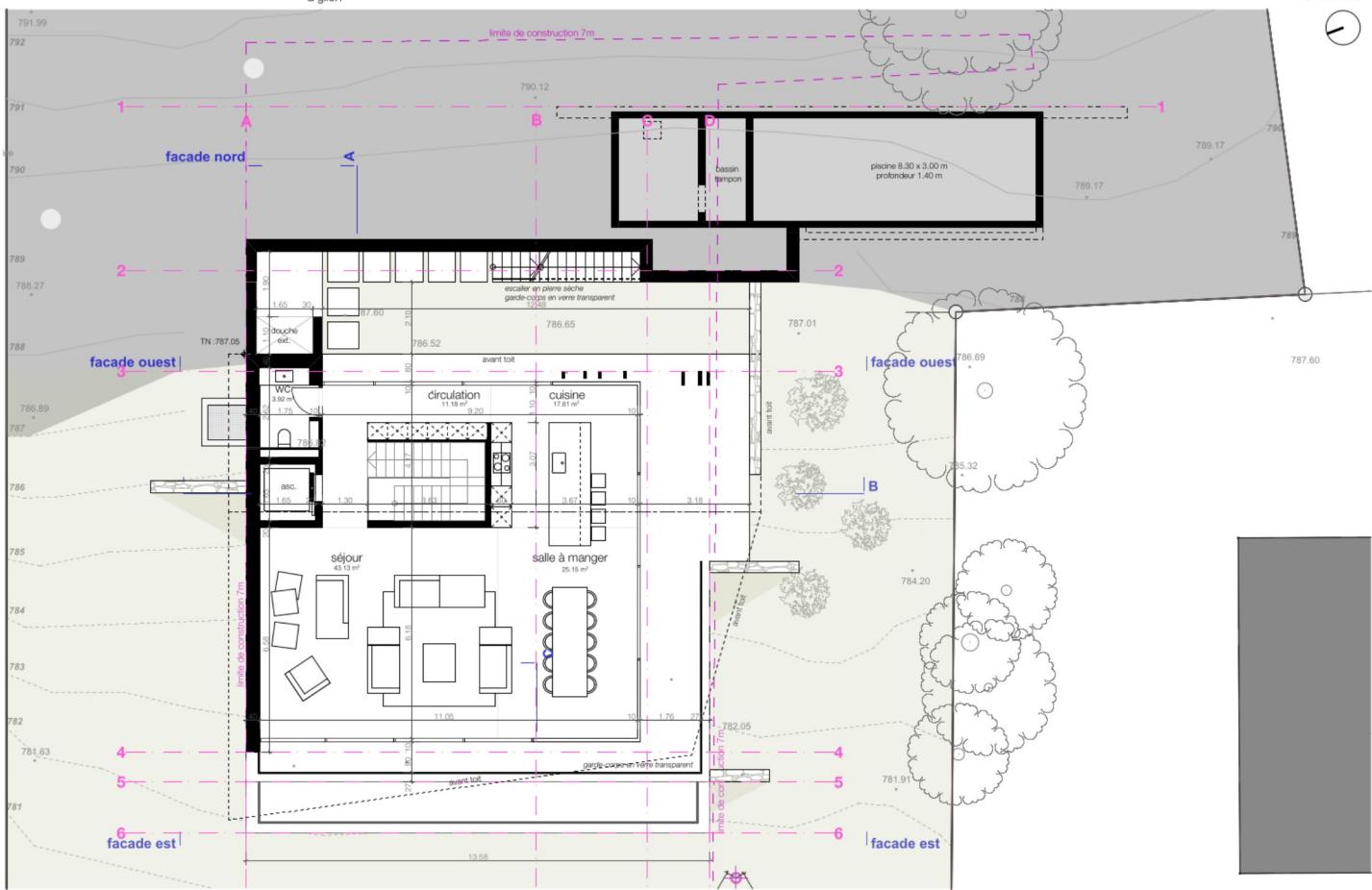
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09.1 Plan rez-de chaussée-éch.1:100
le 21.11.23



09.4 Plan sous-sol-éch.1:100
le 21.11.23

