

BEX



Renovated manor house, enchanting park
with centuries-old trees

CHF 2'975'000.-

Annexe(s) and parking place(s) included



10.5



6



~450 m²

n° ref.

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SITUATION AND DESCRIPTION

EXCLUSIVITY SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY!

This is a journey back in time that La Brocéliande, a charming residence, offers you. Built in 1914, this splendid and unique manor house was completely renovated in 1984, 2004 and most recently in 2023, in keeping with its original architecture. It will undoubtedly appeal to connoisseurs and lovers of the old looking for all modern comforts.

La Brocéliande is in every way an enchanting place, a majestic residence distinguished by its history, it was located on an ancient Celtic road. The building has stood the test of time without losing any of its authenticity. This vast property is nestled in a remarkable park, a setting of centuries-old trees forming secret gardens made up of an extraordinary and rich diversity of native trees and fruit bushes.

While located close to the center of the commune of Bex, more precisely its village, this property enjoys a privileged location far from any nuisance, in the heart of a verdant neighborhood, which it shares with other splendid residences in a peaceful living environment, just a few minutes from all its amenities, its market square, its many restaurants and local inns.

The municipality of Bex, in the district of Aigle, is the third largest in the canton of Vaud!

This charming town has so many attractions; it has a small airfield, "AeroBex", and is very close to the motorways linking Valais and Vaud, a real advantage for your travels.

For winter sports enthusiasts, the resorts of the Vaud Alps and the Portes du Soleil ski area are within easy reach. From Bex station, a train will connect you

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directly to the Gryon/Villars resorts.

Bex proudly celebrates an important heritage, both natural and built. Its temple, the former medieval church of Saint-Clément, attested to as early as 1193, as well as many other buildings and public places.

The famous salt mines still in operation! Its many starting points for memorable winter hikes at Pont-de-Nant, the Vallon de Nant reserve, the Solalex pasture, not forgetting the renowned Lavey hot-water baths less than 10 minutes from the property.

Bolstered by these surroundings, let's get back to presenting La Brocéliande.

From the vast double entrance hall, you'll be seduced by the enchanting setting of this elegant home. Distributed over 3 levels 2 basements and around 450 m² of living space, the property boasts very pleasant reception rooms, a beautiful dining room, a vast Gaggenau equipped kitchen open onto this beautiful dining area.

High ceilings and spacious rooms provide an exclusive sense of space, while solid Burgundy oak parquet flooring, magnificent stained glass windows, ceiling moldings and several fireplaces are all features and testimonials to the belle époque, which was proud of the craftsmen who built with noble materials and took their time!

A vast professional space ideal for an independent business, medical practice or care center. It benefits from its own private access. This space comprises 2 rooms on the garden level, plus a waiting room. Parking spaces are available in the gravel access courtyard.

A majestic solid wood staircase links the two upper floors, 6 bedrooms and renovated shower rooms, a large room with acoustic ceiling ideal for a home cinema.

Erected on a 2779 m² plot, this residence offers numerous spaces where you can enjoy pleasant moments of relaxation from the two terraces on the first floor and the one upstairs.

Each room in this residence enjoys a view of this majestic park, a period fountain, a garden shed and a

place dedicated to permaculture complete this large property.

Several outdoor parking spaces complete this unique property. Possibility of creating a carport on the property

SURFACES

Living area	~ 450 m ²
Surface of parcel	~ 2779 m ²
Volume	~ 2603 cbm

CARACTERISTICS

Number of floors above ground	3
Number of rooms	10.5
Number of bedrooms	6
Number of bathrooms	3
Number of toilets	5
Number of balcony	3
Number of terraces	3
Year of construction	1914
Year of restoration	2004
Heating system	Gas
Domestic water heating system	Gas
Heating installation	Radiator
Draining of waste water	Separative
Outside parking place/s	10 included
Basements	2
Annexe	included
Parking places	Yes, obligatory

ANNEXES

- Several outdoor parking spaces

DISTANCES

Public transports	300 m
Primary school	430 m
Stores	250 m
Restaurants	250 m

DISTRIBUTION

Ground floor

- Spacious double entrance hall
- Guest WC
- Living room with soapstone stove, exit to terrace/ garden
- Dining room off the living room with bow-windows
- Spacious fully-equipped Gaggenau kitchen with granite worktop, oven, steamer, induction and exit to the terrace/garden
- A reception room with independent entrance ideal for a professional activity
- Two rooms, one with fireplace
- 2 terraces with access to the garden

1st floor

- A large hall
- A bedroom with en-suite bathroom/wc/double washbasin shower and wood-burning stove
- A second bedroom
- A very large 45 m² room with acoustic ceiling used as a cinema room or classroom and library area that can also be converted into two additional bedrooms and shower room
- 1 separate toilet
- A large terrace accessible from a small storage room
- 3 balconies

2nd floor

- 4 bedrooms with storage space
- A bathroom
- A separate shower
- A separate toilet
- A dressing room with built-in wardrobes

Basements

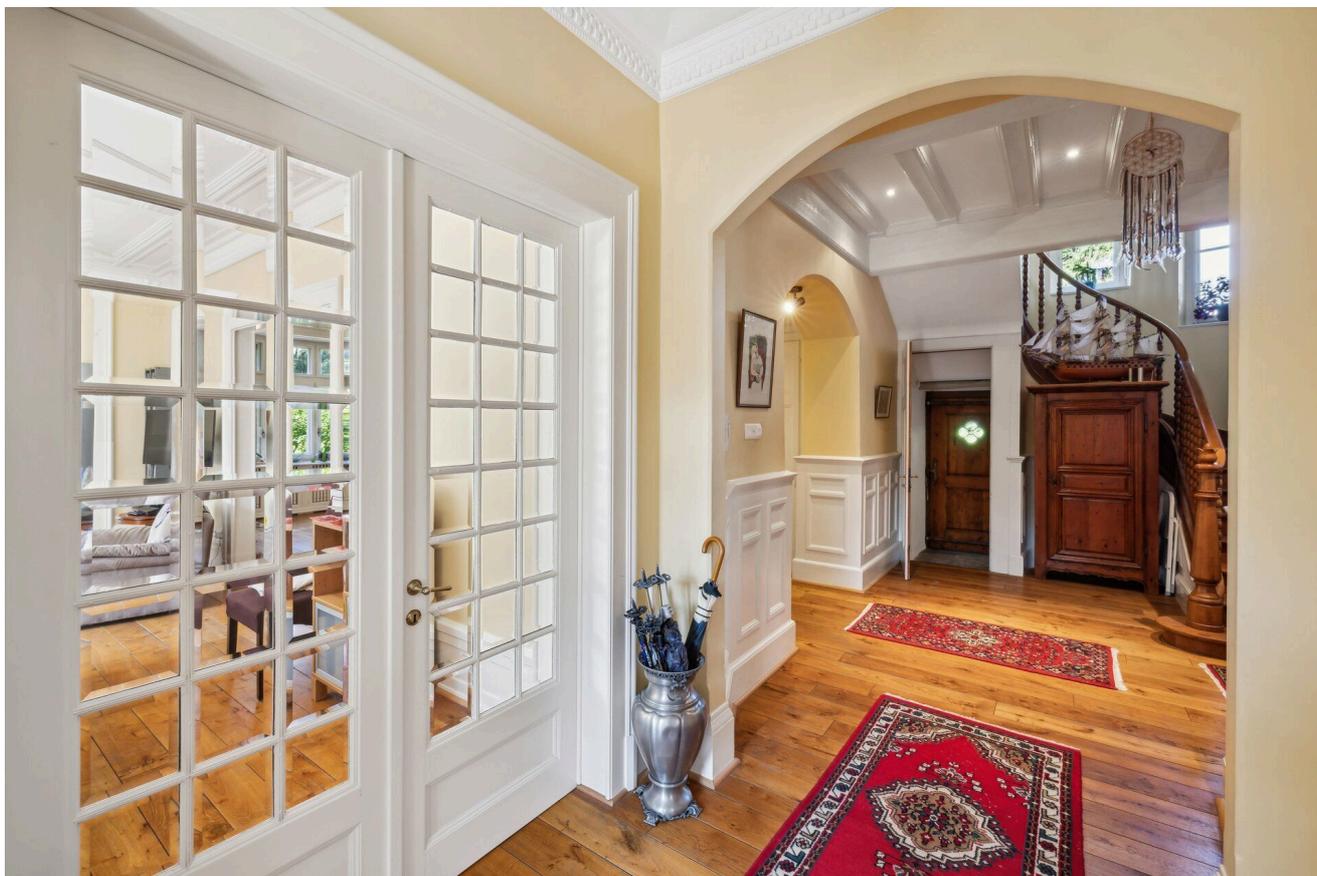
Two independent basements

Access from inside:

- A large room
- A boiler room- laundry room
- A cellar

Access from outside:

- 2 rooms, one with an old pond/washhouse and the other used as a workshop



LOCATION

Living environment and accessibility

Located in the quiet, leafy surroundings of Bex, this location offers a pleasant and convenient living environment. Local amenities, shops and schools are within easy reach, while main roads provide quick access to neighboring towns such as Aigle, Monthey and the Rhone Valley.

Proximity to outdoor activities

The region offers numerous hiking opportunities, with routes suitable for all levels. The surrounding trails offer panoramic views of the Rhône valley and the Chablais Alps, ideal for nature lovers and those seeking tranquillity.

- A permaculture vegetable garden
- A garden shed

OUTSIDE CONVENIENCES

- A magnificent garden equipped with a lighting system

NEIGHBOURHOOD

- Villa area
- Green
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Highway entrance/exit
- Child-friendly
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- Horse riding area
- Near a golf course
- Tennis centre
- Ski resort
- Hiking trails
- Bike trail
- Museum
- Theatre
- Concert hall
- Religious monuments
- Hospital / Clinic
- Doctor
- Thermal center

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s

- Garden
- Exclusive use of garden
- Bench
- Quiet
- Greenery
- Fence
- Shed
- Storeroom
- Parking
- Built on even grounds
- Barbecue

INSIDE CONVENIENCES

- Visitor parking space(s)
- Open kitchen
- Eat-in-kitchen
- Separated lavatory
- Dressing
- Pantry
- Veranda
- Cellar
- Wine cellar
- Garret
- Bicycle storage
- Ski storage
- Storeroom
- Workshop
- Home cinema
- Craft room
- Unfurnished
- Built-in closet
- Fireplace
- Double glazing
- Bright/sunny
- With character

FINANCIAL DATA**Price****CHF 2'975'000.-****Availability**

To be discussed

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- Traditional solid construction

EQUIPMENT

- Fitted kitchen
- Induction cooker
- Oven
- Steamer
- Fridge
- Freezer
- Dishwasher
- Wine cooler
- Washing machine
- Dryer
- Shower
- Bath
- Phone
- WiFi
- Internet connection
- Code door
- Electric gate
- Outdoor lighting

FLOOR

- Tiles
- Antique parquet floor
- Carpet

CONDITION

- Very good
- Renovated

ORIENTATION

- North
- South
- East
- West

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- With an open outlook
- Rural
- Garden
- Park
- Forest
- Mountains
- Alps

STYLE

- Atypical house
- Character house

