

# VILLENEUVE VD



3-unit property

---

**CHF 3'490'000.-**

Parking place(s) included



11.5



8



~420 m<sup>2</sup>

n° ref. **045073**



**Switzerland | Sotheby's International Realty**  
Rue du Théâtre 7 bis, 1820 Montreux

**Charlie Gardien**

+41 79 854 95 32

charlie.gardien@swsir.ch

[www.switzerland-sothebysrealty.ch](http://www.switzerland-sothebysrealty.ch)



## SITUATION AND DESCRIPTION

In the heart of one of Villeneuve's most charming and sought-after neighborhoods, this remarkable property boasts a privileged location, sheltered from nuisances and in close proximity to shops, schools, public transport and the lakeside. Downtown Montreux can be reached in just a few minutes by car, offering optimal living comfort.

Built in 1802 on a plot of around 1,200 m<sup>2</sup>, this historic building, originally designed as an annex to the former Le Byron hotel, today houses **three apartments totaling around 420 m<sup>2</sup> of living space, including 8 bedrooms.**

The property comprises **two 4.5-room apartments** as well as **one studio apartment**, enabling a functional distribution of spaces and great versatility of use (family living, rental yield, independent professional activity).

The apartments, spread over different levels, have been tastefully fitted out and made with quality materials. They offer generous volumes, thanks in particular to their high ceilings which lend a unique cachet to the whole. The fully-glazed veranda ensures optimum light throughout the day.

Externally, a carefully tended garden, planted with various species of vegetation and century-old trees, creates a lush, unspoilt living environment reminiscent of a park-like atmosphere. A stone terrace, accessible from one of the units, allows you to take full advantage of the calm and beauty of the surroundings.

The last major renovations were carried out in 2009. Heating is provided by an oil-fired system, distributed by radiators.

A garage and an outdoor parking space round off this exceptional property.

## SURFACES

Living area	~ 420 m <sup>2</sup>
Surface of parcel	~ 1197 m <sup>2</sup>
Garden surface	~ 973 m <sup>2</sup>
Ground surface of building [m <sup>2</sup> ]	~ 224 m <sup>2</sup>

## CARACTERISTICS

Number of flats	3
Number of floors above ground	2
Number of rooms	11.5
Number of bedrooms	8
Number of bathrooms	4
Number of toilets	5
Number of terraces	3
Year of construction	1850
Year of restoration	2009
Heating system	Fuel oil
Domestic water heating system	Fuel oil
Heating installation	Radiator
Second home	Non authorized
Outside parking place/s	3 included
Number of boxes	1 included
Total nb. of parkings	4 included
Energy efficiency	D
Building envelope	E
Basements	1
Parking places	Yes, obligatory

## DISTANCES

Public transports	114 m
Primary school	3171 m
Stores	843 m
Restaurants	287 m

## DISTRIBUTION

### Garden floor

Apartment with veranda:

- Entrance with storage cupboards
- Visitors' toilet with sink
- Kitchen semi-open to dining room giving access to one of two terraces

- Spacious conservatory lounge with garden access

2nd apartment:

- Entrance
- 3 bedrooms
- Shower room with wc
- Bathroom with wc

3rd dwelling:

- Living room with kitchenette
- Shower room with wc
- Terrace

### 1st floor

2nd dwelling:

- Large hallway
- Closed kitchen
- Living room
- Separate toilet

### Under the roof

Apartment with veranda:

- 4 bedrooms
- Bathroom with wc
- Shower room with wc



## LOCATION

Situated just a stone's throw from the center of Villeneuve, this location enjoys a privileged living environment between lake and mountains. Close proximity to all amenities - shops, schools, public transport, restaurants and medical facilities - makes everyday life easy. The environment is peaceful yet well-connected, with a small-town atmosphere on a human scale.

## MUNICIPALITY

Villeneuve captivates with its strategic location at the eastern end of Lake Geneva, just minutes from Montreux and the entrance to the Valais. Lausanne, Geneva and the Chablais region are all within easy walking distance of the SBB station. Motorway links are also very close, enhancing mobility.

The commune boasts magnificent access to the lake, with landscaped quays, a beach and much-appreciated green spaces. Its proximity to the Grangettes nature reserve also makes it an ideal place for nature lovers. Villeneuve offers a serene and pleasant setting for year-round living, combining quality of life, accessibility and natural wealth.

## NEIGHBOURHOOD

- City centre
- Villa area
- Park
- Mountains
- Marina
- Residential area
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- Sports centre
- Public swimming pool
- Bike trail
- Soccer pitch
- Hospital / Clinic
- Doctor

## OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet

- Fence
- Shed
- Visitor parking space(s)
- From road

## INSIDE CONVENIENCES

- Without elevator
- Garage
- Open kitchen
- Guests lavatory
- Double glazing
- Bright/sunny
- Traditional solid construction

## EQUIPMENT

- Fitted kitchen
- Shower
- Bath

## CONDITION

- Good
- To be refurbished

## ORIENTATION

- South
- West

## EXPOSURE

- Good
- All day

## STYLE

- Character house

## FINANCIAL DATA

### Price

**CHF 3'490'000.-**

### Availability

To be discussed

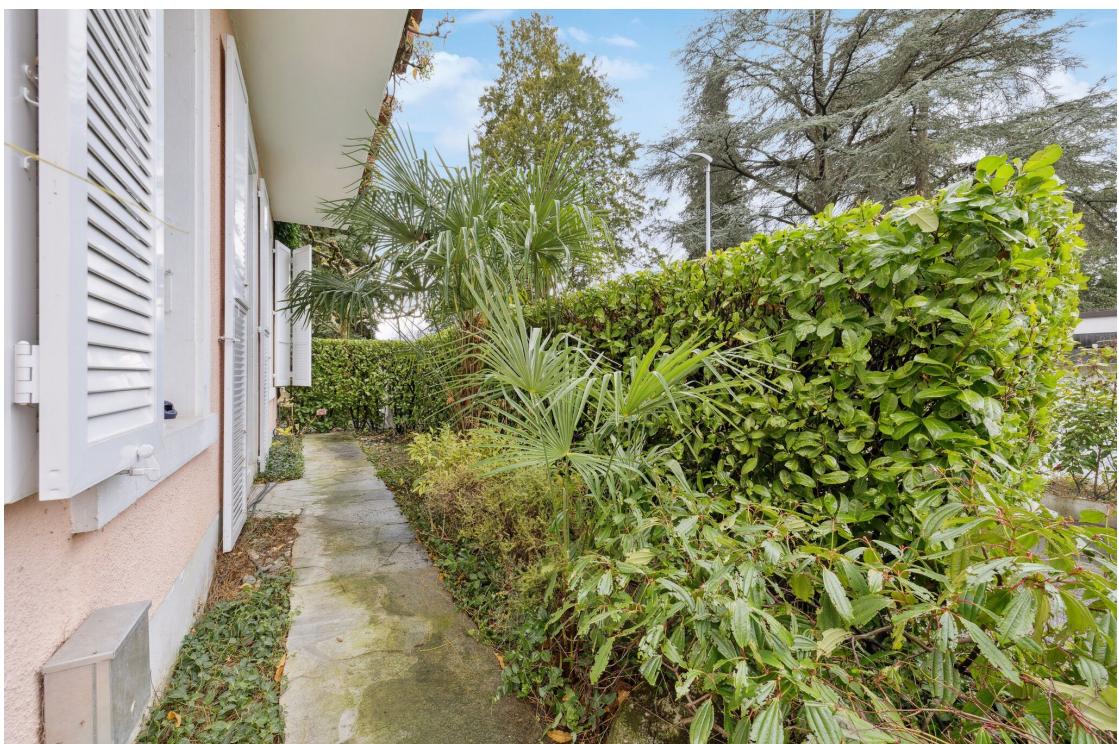
This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.



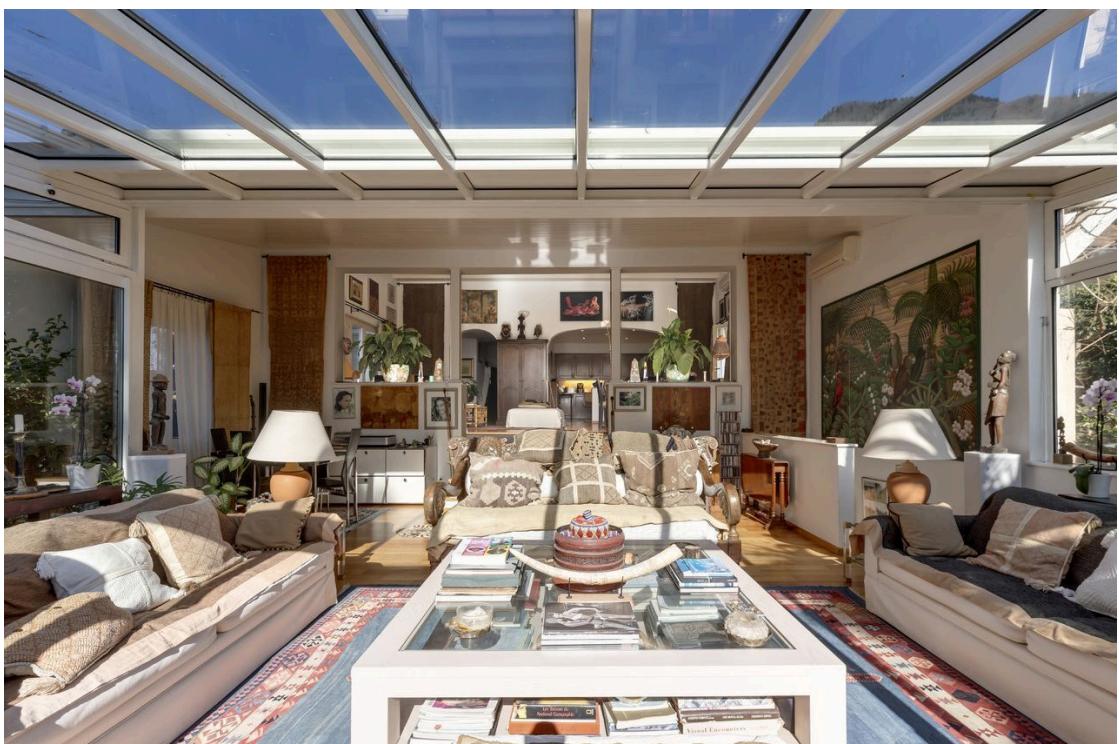
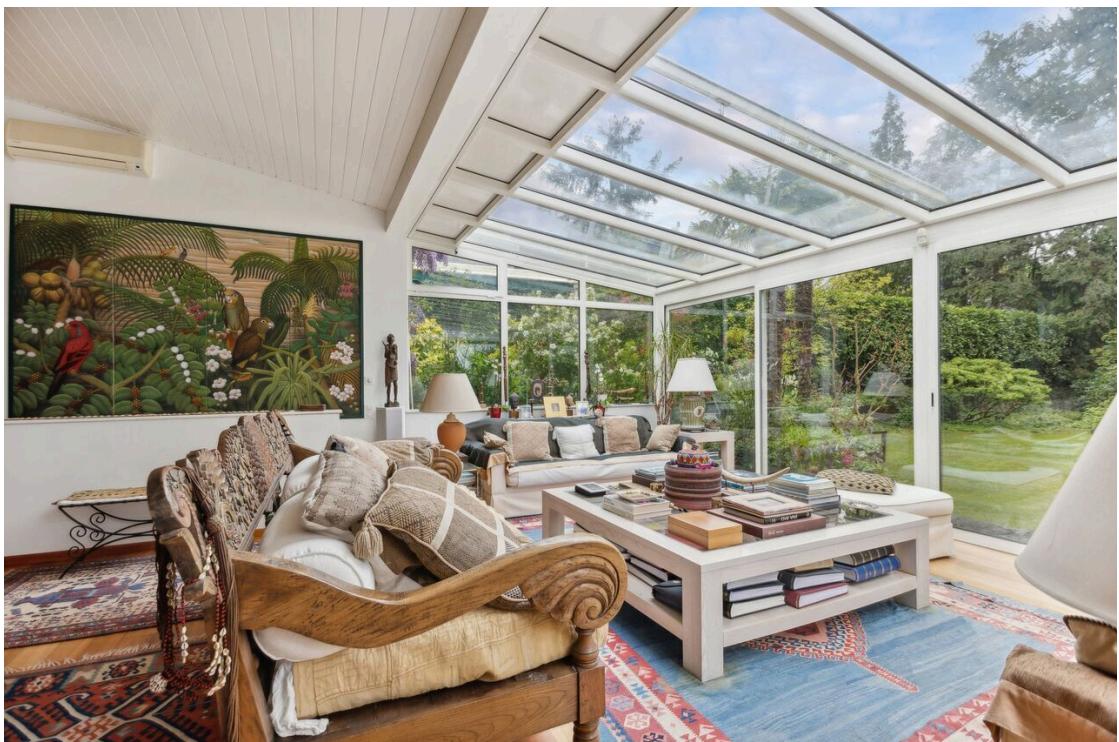




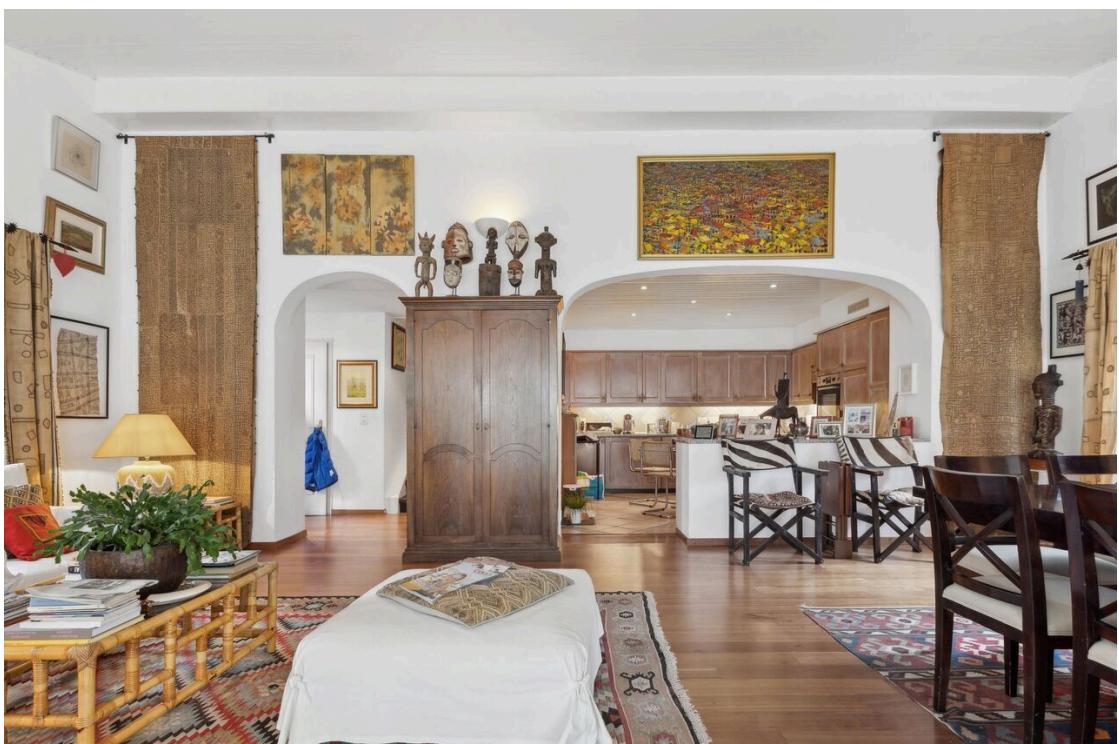


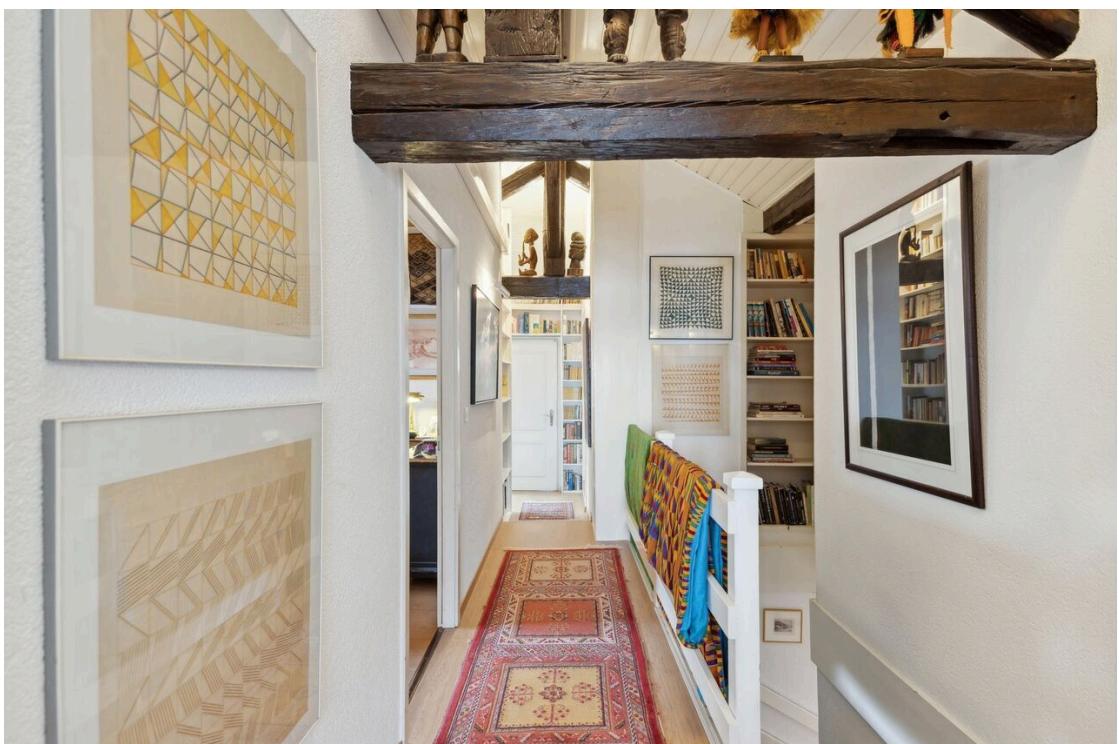
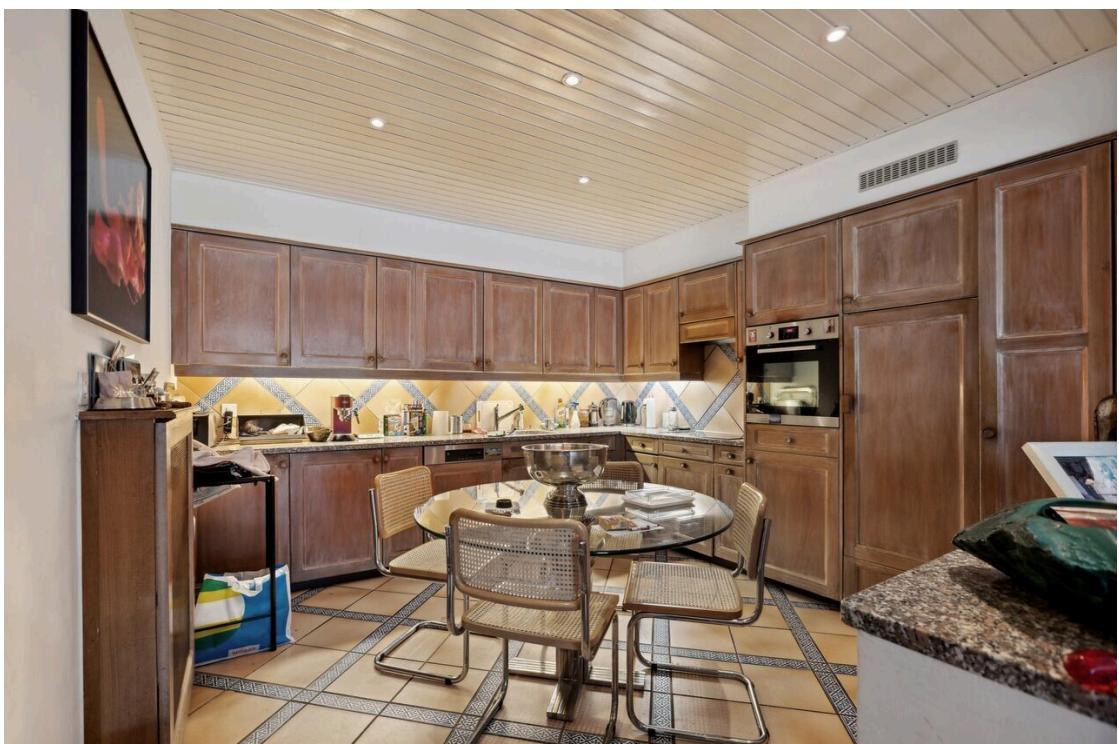






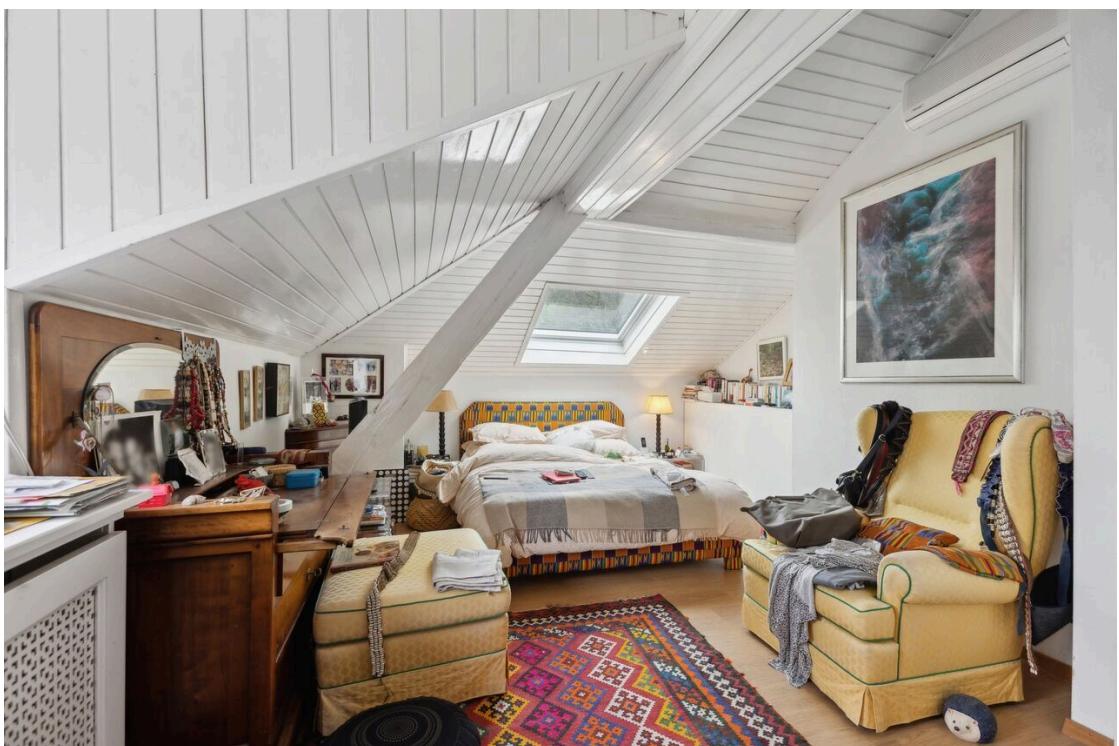


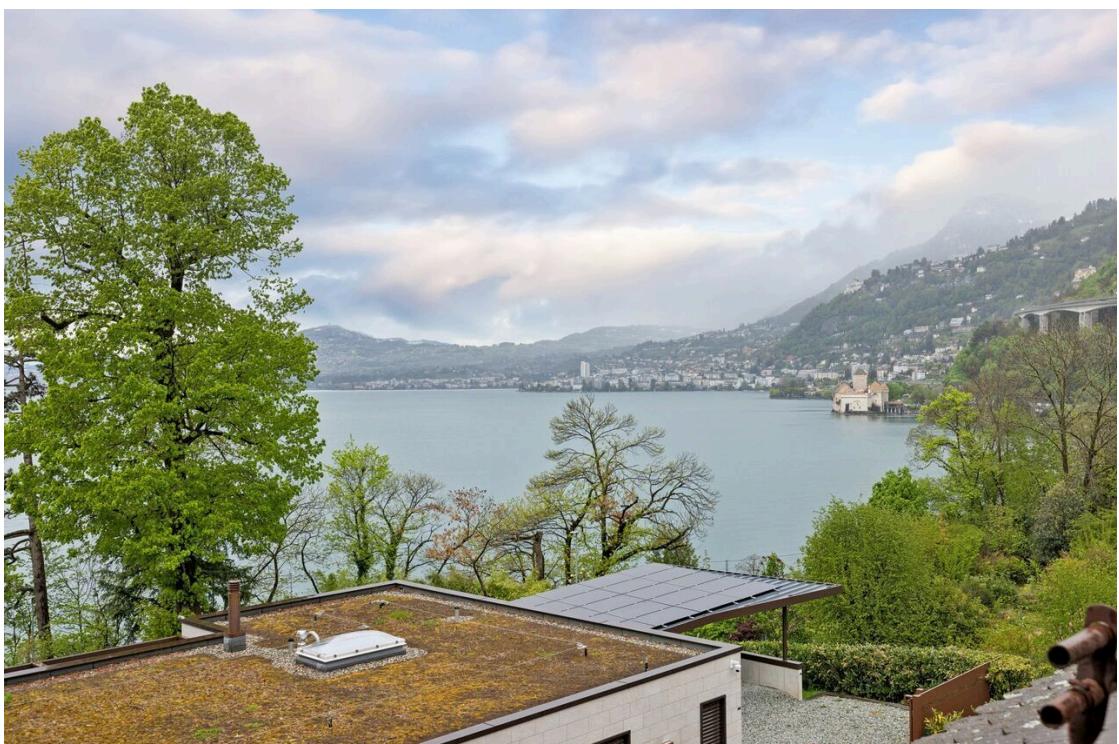
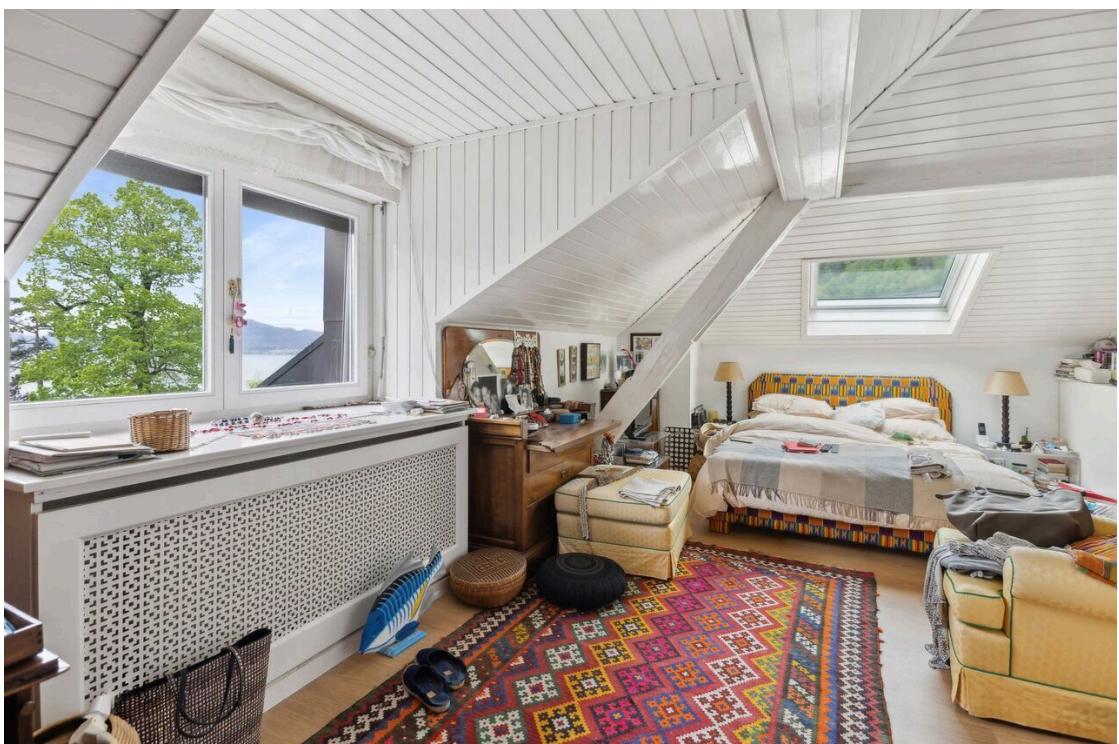






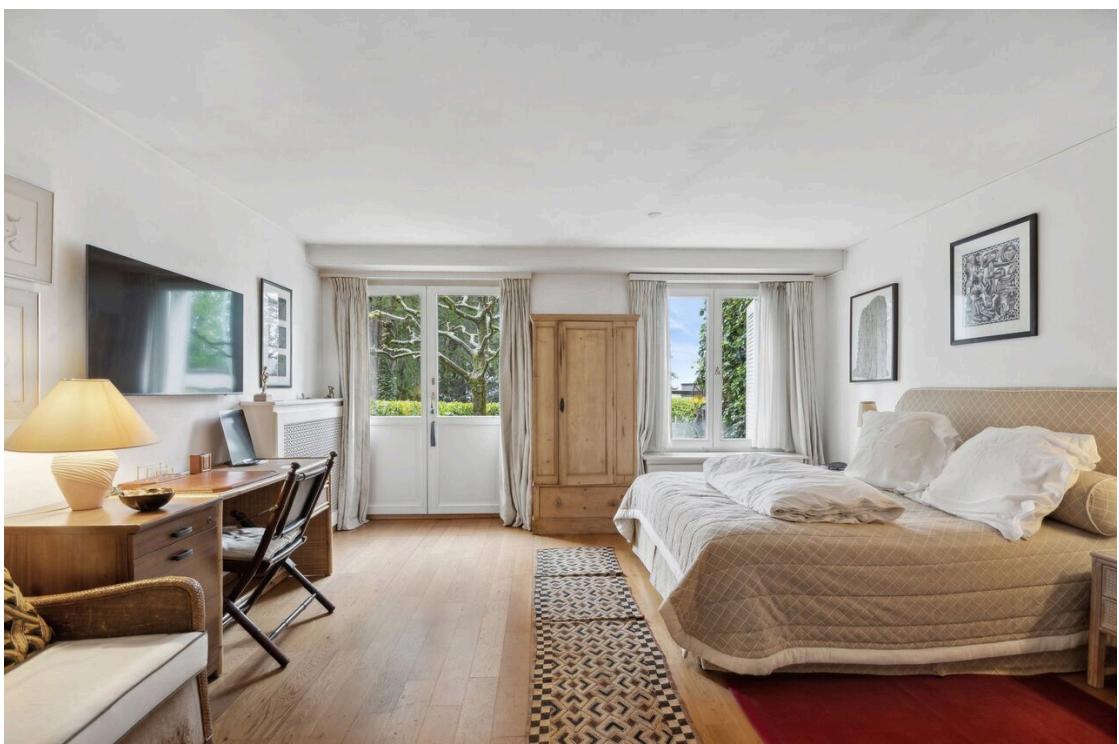




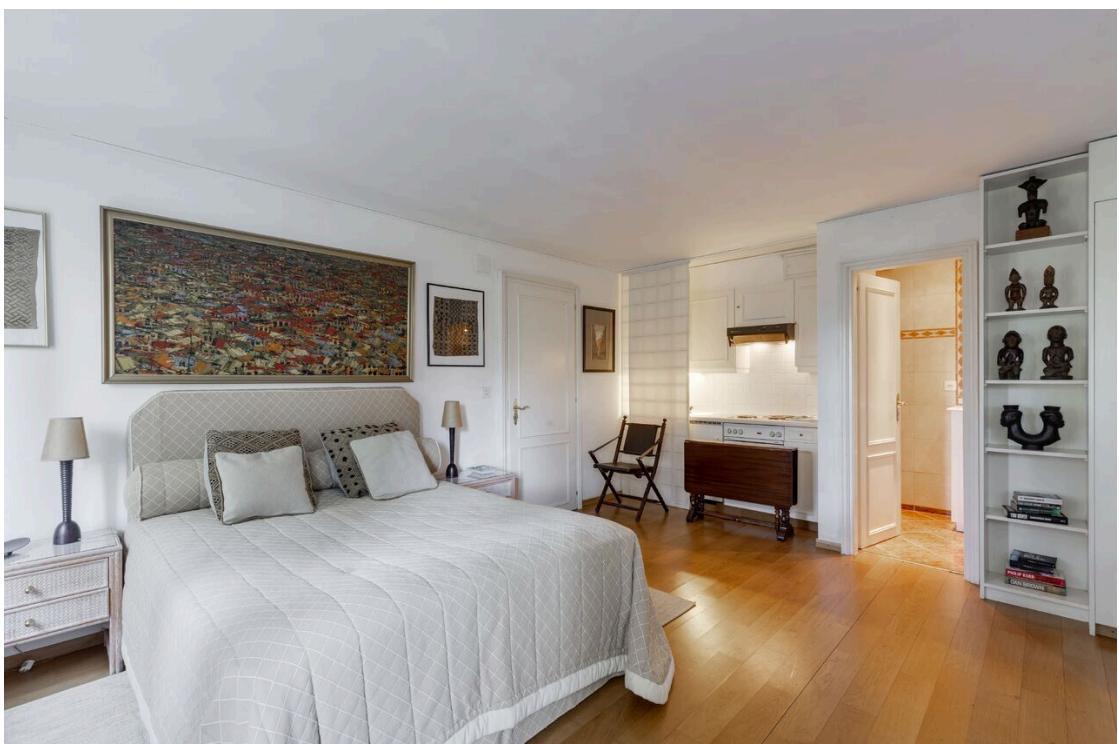








Switzerland | Sotheby's  
INTERNATIONAL REALTY



[www.switzerland-sothebysrealty.ch](http://www.switzerland-sothebysrealty.ch)