

MONTREUX



Elegant luxury property

CHF 5'900'000.-



9.5



5



~300 m²

n° ref. **8005**



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Switzerland

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SITUATION AND DESCRIPTION

Located in one of the Riviera's most attractive districts, this luxurious property with approx. 300 m² of living space was built on a 2,883 m² plot, beautifully planted with trees and sheltered from view. It enjoys superb lake views and absolute tranquility. Its location, halfway between Vevey and Montreux, is ideal in terms of proximity to these urban and tourist centers, without any nuisance.

The 9.5-room villa has been designed with particular care and attention to detail, enhancing the quality of the materials chosen for its construction. From the moment you enter, you'll be captivated by the marble floors, which blend perfectly with the refined furnishings. The property is equipped with state-of-the-art technology. It offers its occupants, among other things, air conditioning in every room, integrated speakers for music, several integrated TV sets, a wellness area with fitness room, sauna and

Jacuzzi, a home cinema and a heated outdoor swimming pool.

The house boasts warm, spacious reception rooms opening onto the terrace and garden. It is distributed over two levels and comprises 5 en suite bedrooms, each with its own shower room. Two double garages (4 indoor parking spaces) and a motorcycle garage complete the ensemble.

The inner courtyard can accommodate a large number of vehicles. Just 3 minutes from motorways, 30 minutes from Lausanne and 1 hour from Geneva airport, the Riviera region is renowned for its many private, international and hotel schools, world-renowned companies and clinics.

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SURFACES

Living area	~ 300 m ²
Surface of parcel	~ 2883 m ²
Useful surface	~ 420 m ²
Volume	~ 2065 cbm

CARACTERISTICS

Number of floors above ground	2
Number of rooms	9.5
Number of bedrooms	5
Number of bathrooms	5
Number of toilets	1
Number of balcony	1
Number of terraces	1
Year of construction	2002
Year of restoration	2014
Heating system	Gas
Heating installation	Floor

ANNEXES

- Two double garages (four indoor parking spaces)
- Garage for motorbikes
- Outdoor swimming pool with various features
- Area to be converted into a shower room and cloakroom

DISTRIBUTION**Lower ground floor**

- Large hall - Bedroom currently used as an office
- Shower room - Air-conditioned spa area with fitness room, sauna and jacuzzi
- Games room/home cinema
- Cellar with ample storage space and two integrated wine cellars
- Guest bedroom with en-suite shower room
- Large hall with numerous storage areas
- Large office with fridge and washroom
- Laundry room with ironing, drying and storage area
- IT cupboard with server installed in 2002
- Boiler room
- Terrace/garden accessible from all rooms

- Outdoor swimming pool, equipment room and numerous relaxation areas

Upper ground floor

- Large entrance hall with skylight
- Guest washroom
- Living room with fireplace and dining area
- Open-plan kitchen designed by Christian Meubles, central island fitted with Gaggenau appliances (option to close off)
- Sleeping area: - Two bedrooms each with built-in cupboards and en-suite shower room
- Master suite including: - Built-in TV and music speakers - Bathroom with bathtub, spacious walk-in shower and double washbasin - Large dressing room All rooms on this floor have access to the upper terrace.



SPECIAL FEATURES

- Air conditioning throughout the property
- Central vacuum system
- Built-in TVs in several rooms
- Interior and exterior speakers
- Barbecue area and various relaxation zones
- Garden shed and automatic lawn sprinkler system

REMARKS

A fantastic opportunity in one of the Riviera's most upmarket, sought-after areas. A superb property with luxury fittings

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NEIGHBOURHOOD

- Villa area
- Green

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Annex
- Gardenhouse
- Shed
- Parking
- Garage
- Swimming pool

INSIDE CONVENIENCES

- Dressing
- Wine cellar
- Sauna
- Jacuzzi
- Fitness room
- Home cinema
- Air conditioning
- Fireplace

EQUIPMENT

- Electric blind
- Alarm
- Central vacuum

FLOOR

- Parquet floor

- Marble

ORIENTATION

- South
- West

EXPOSURE

- Optimal

VIEW

- Unobstructed
- Lake
- Mountains

FINANCIAL DATA

Price

CHF 5'900'000.-

Availability

To be discussed

Judicial form

En nom propre

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Living room and dining room



Dining room



Fitted Kitchen



Stairs in marble



Bedroom



Bathroom



Office

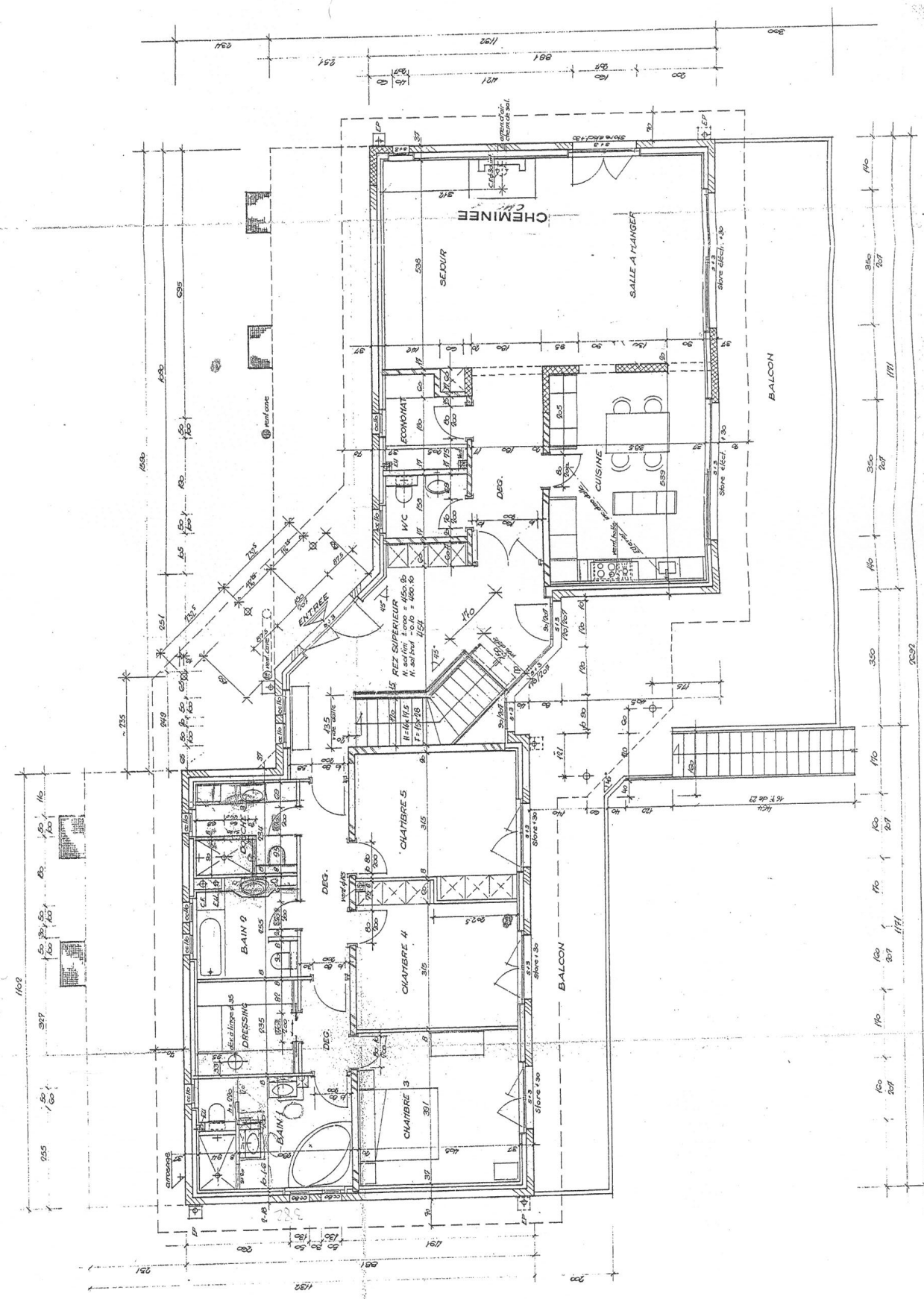


Property

N°:	
Dest. :	641
Dim. :	84/100
Date :	20/11/2007
Modifications date : 05/02/2008 par : [Signature] par : [Signature]	

PLAN REZ SUPERIEUR

- LEGENDE
- XXXXXX Balcon
 - XXXXXX Brique com.
 - XXXXXX Brique f.c.

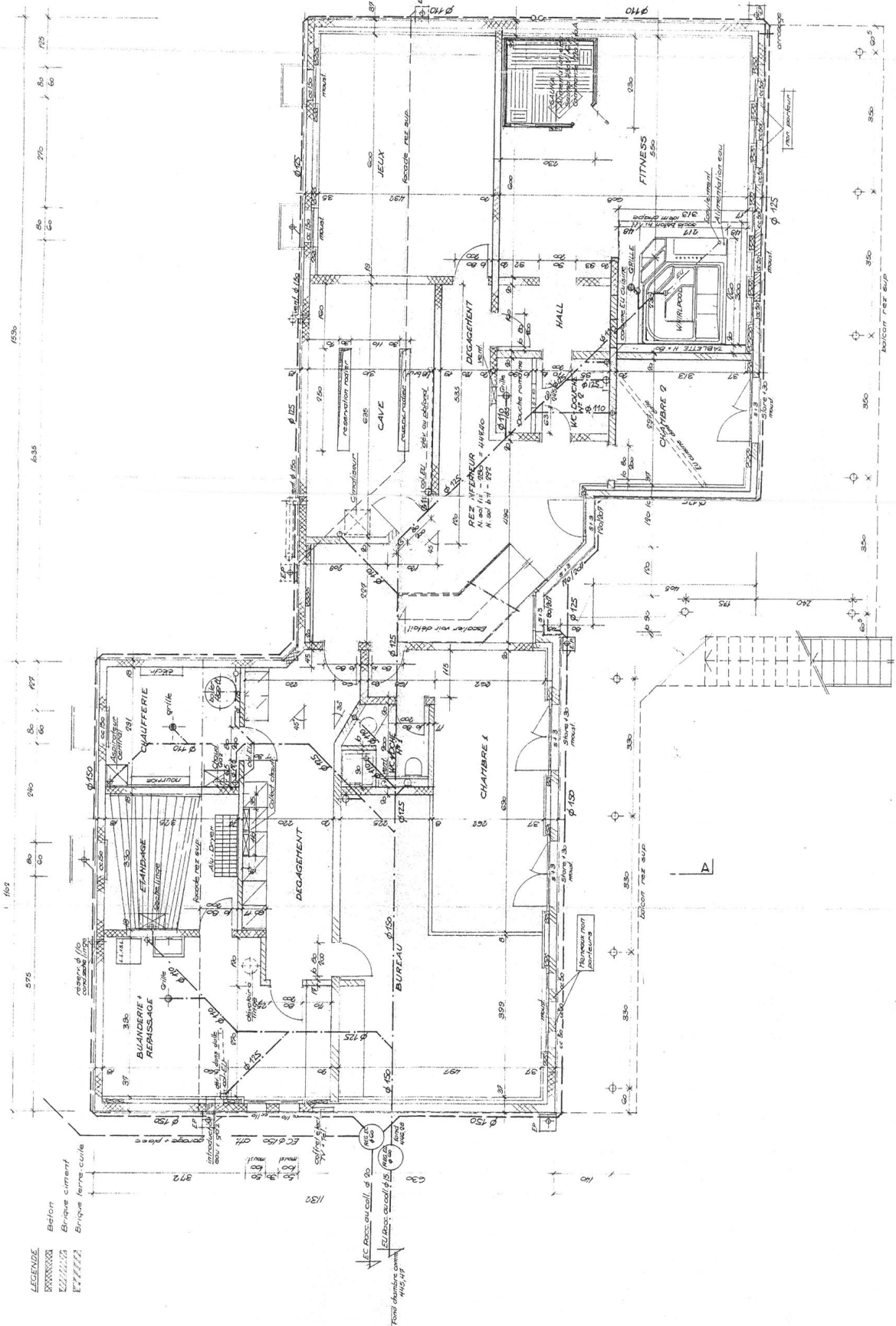




PLAN REZ INTERIEUR	
N°	Echelle 1/50
Dess	SR
Dim	04/00
Date	9/01/01
Statut / Révisé	
SR	04/01
SR	07/02
SR	08/02

LEGENDE

- Belon
- Brique ciment
- Brique terre cuite



161	160	159	158	157	156	155	154	153	152	151	150	149	148	147	146	145	144	143	142	141	140	139	138	137	136	135	134	133	132	131	130	129	128	127	126	125	124	123	122	121	120	119	118	117	116	115	114	113	112	111	110	109	108	107	106	105	104	103	102	101	100	99	98	97	96	95	94	93	92	91	90	89	88	87	86	85	84	83	82	81	80	79	78	77	76	75	74	73	72	71	70	69	68	67	66	65	64	63	62	61	60	59	58	57	56	55	54	53	52	51	50	49	48	47	46	45	44	43	42	41	40	39	38	37	36	35	34	33	32	31	30	29	28	27	26	25	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0
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