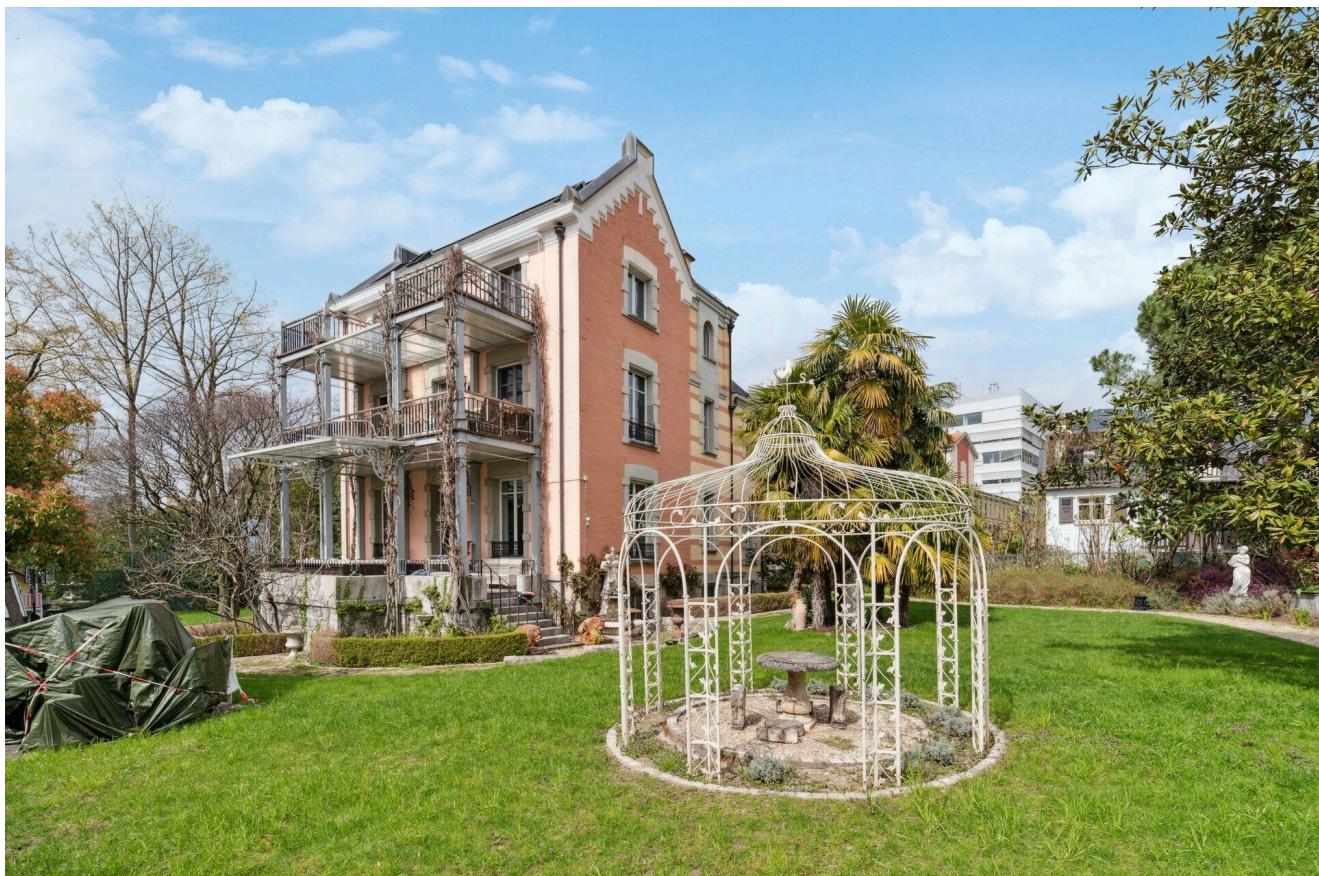


MONTREUX



A few steps from the lakefront, in the popular
Villas Dubochet area

CHF 5'700'000.-



10.5



5



400 m²

n° ref.

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SITUATION AND DESCRIPTION

Located in the famous residential area of Villas Dubochet, this splendid residence of approximately 400 m² of living space enjoys an exclusive living environment, sheltered from prying eyes and only a few steps from the docks and the lakefront. This charming location provides immediate proximity to shops, public transport, international schools, private clinics and motorways, while enjoying absolute tranquillity. A bus stop is only 200 meters away and will allow you to easily reach the city centers of Vevey or Montreux. The walk along the quays leads you to the center of Montreux in less than 10 minutes on foot.

As soon as you enter the building, you will be captivated by the elegance of the place, combining refinement, authentic charm and high quality materials. Distributed over 4 levels, it offers its occupants generous and welcoming living spaces.

Built in the 19th century on a plot of more than 1'660 m², the building has been carefully maintained over time and completely renovated in 2011. Updated with noble quality materials, this property has kept its old-fashioned charm while combining the best of modern comfort.

Outside, you will be enchanted by its magnificent garden planted with various species as well as its various terraces from which, for some of them, you will be able to enjoy a beautiful view of the lake and the Alps.

Several outdoor parking spaces are available in front of the property.

SURFACES

Living area	400 m ²
Surface of parcel	1662 m ²

CARACTERISTICS

Number of flats	2
Number of floors above ground	3
Number of rooms	10.5
Number of bedrooms	5
Number of bathrooms	5
Number of terraces	3
Year of construction	1920
Year of restoration	2011
Second home	Non authorized
Parking places	Yes, obligatory

ANNEXES

- 5 private outdoor parking spaces in front of the property

DISTANCES

Station	604 m
Public transports	145 m
Primary school	582 m
Secondary school	550 m
Post office	429 m
Restaurants	293 m

DISTRIBUTION

Lower ground floor

Also accessible via a separate entrance (possibility of making it an independent dwelling):

- Bedroom
- Bathroom/toilet
- Large library/living room
- Wine cellar
- Laundry room and kitchen layout

Ground floor

- Glazed entrance hall
- Entrance hall
- Cloakroom
- Large living room with fireplace, access to the covered terrace
- Dining room with ceramic stove, access to the covered terrace
- Fully equipped kitchen
- Separate toilet
- Terrace

1st floor

- 3 bedrooms, 2 with access to the terrace
- 2 bathrooms/wc, one of which is private
- Veranda/office or reading area
- Terrace

2nd floor

With view on the lake and access to the terrace

- Very large master suite with dressing room and private bathroom/wc
- Terrace
- Access to the attic

Under the roof

- Isolated attic room accessible from the master suite for reading or storage



CONSTRUCTION

This subdivision of 22 villas was designed on the initiative of Vincent Dubochet according to the plans of the architect Emile Hochereau at the end of the 19th century. This enclosed perimeter, very discreet, forms an English-style park, where each house is a unique object in the center of its garden.

Classified as Historic Monuments, the buildings and gardens are variously maintained but the ensemble retains most of its original qualities. All "Villas Dubochet" are numbered.

OUTSIDE CONVENIENCES

- Several garden sheds for storage
- Greenhouse
- Fountain
- Garden pavilion

NEIGHBOURHOOD

- City centre
- Villa area
- Green
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Preschool
- Primary school
- Secondary school
- College / University
- International schools
- Sports centre
- Public swimming pool
- Tennis centre
- Indoor swimming pool
- Hiking trails
- Museum
- Theatre
- Concert hall
- Religious monuments
- Hospital / Clinic
- Doctor

OUTSIDE CONVENIENCES

- Terrace/s

- Garden
- Shed
- Gardenhouse
- Parking
- Built on even grounds

INSIDE CONVENIENCES

- Without elevator
- Eat-in-kitchen
- Guests lavatory
- Dressing
- Wine cellar
- Home cinema
- Recreationroom
- Fireplace
- Bright/sunny
- With character

EQUIPMENT

- Furnished kitchen
- Shower
- Bath

FLOOR

- Tiles
- Parquet floor

CONDITION

- Good

ORIENTATION

- South

FINANCIAL DATA

Price

CHF 5'700'000.-

Availability

To be discussed

Judicial form

En nom propre

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EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Garden

STYLE

- Classic
- Modern
- Character house

