

# MONTREUX



Exceptional historic residence with  
breathtaking views

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**Price upon request**



24



13



~1200 m<sup>2</sup>

n° ref.

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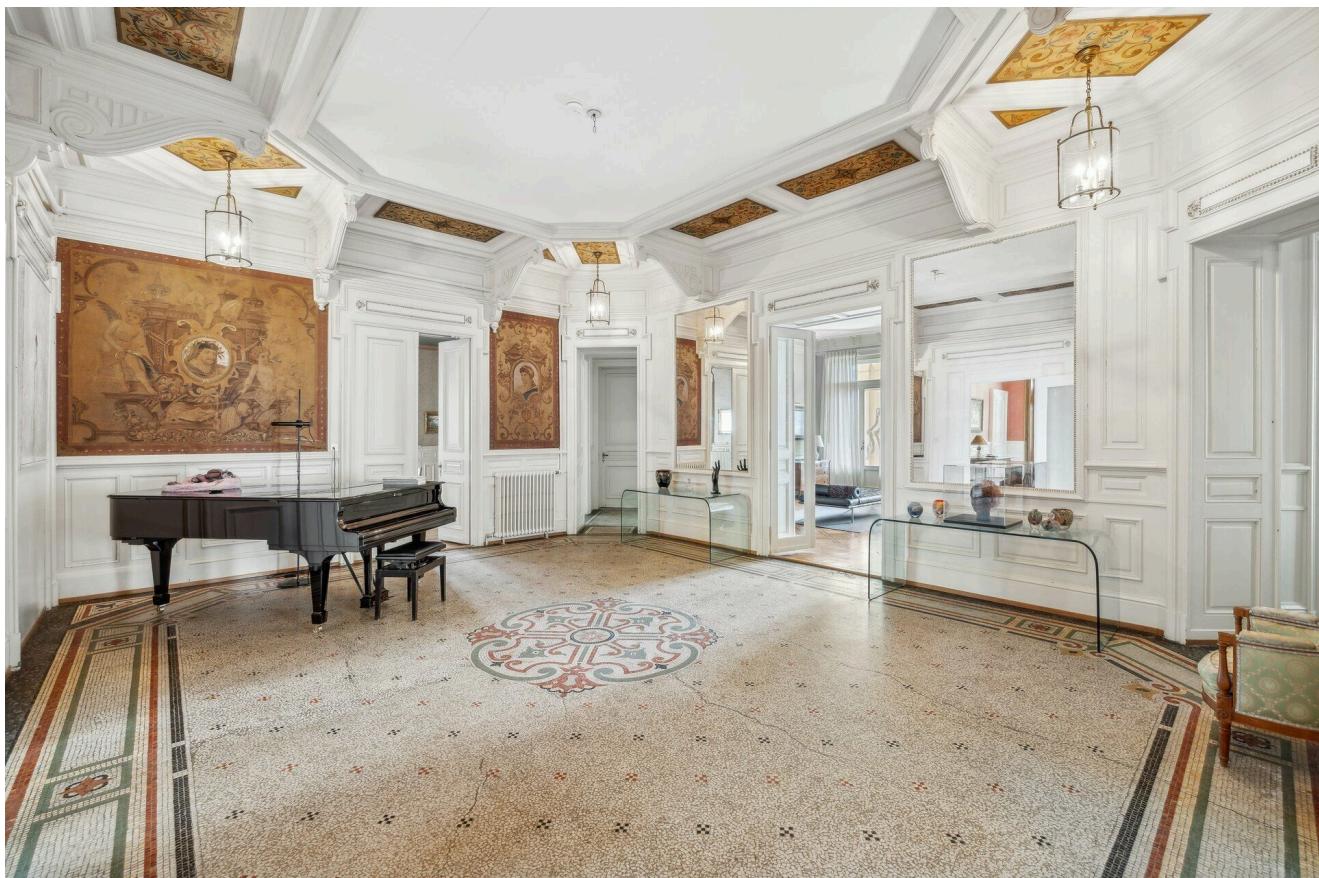


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## SITUATION AND DESCRIPTION

Located in Territet on the front line of the lake, in the immediate vicinity of downtown Montreux, Villa Beauregard extends over a vast 2,587 m<sup>2</sup> plot. This majestic mansion, built around 1880 by Amy Chessex for her staff, is distinguished by its Belle Epoque architecture.

The villa extends over four levels and offers a living area of around 1,200 m<sup>2</sup>, comprising 24 spacious and luminous rooms. Amy Chessex possessed a superstitious side that led her to arrange seven rooms per floor, with each room featuring five or seven openings (doors, windows).

The villa boasts three outdoor balconies and large terraces, allowing you to take full advantage of the exceptional views of the mountains and Lake Geneva.

In addition to the indisputable beauty of its finishes, it

benefits from reception rooms adorned with ceiling moldings and magnificent solid wood parquet floors, of generous dimensions.

The verdant garden, equipped with an automatic watering system, creates an idyllic and peaceful setting. Large sheds and a garage box offer additional storage space. Possibility of creating an indoor swimming pool, gym, auditorium.

The enchanting setting and stunning views make this an exceptional residence, ideal for those seeking a historic home with unique cachet and a privileged geographical location.

## SURFACES

Living area	~ 1200 m <sup>2</sup>
Surface of parcel	~ 2587 m <sup>2</sup>
Balcony Surface	~ 12 m <sup>2</sup>
Terrace surface	~ 200 m <sup>2</sup>
Veranda / winter garden surface	~ 40 m <sup>2</sup>
Useful surface	~ 2100 m <sup>2</sup>
Volume	~ 7940 cbm

## 1st floor

- Large and small reception hall
- Offices
- Kitchen with dining room
- Sanitary
- 3 separate toilets
- Wine cellar
- Laundry room
- Storage rooms
- Technical rooms

## CARACTERISTICS

Number of floors above ground	4
Number of rooms	24
Number of bedrooms	13
Number of bathrooms	10
Number of toilets	14
Number of balcony	3
Number of terraces	5
Year of construction	1880
Heating system	Gas
Heating installation	Radiator
Basements	1

## 2nd floor

- Small and large entrance
- Study
- Red living room
- Veranda
- Large and small living room
- Large dining room
- Kitchen with dining room

## DISTANCES

Public transports	78 m
Primary school	666 m
Stores	701 m
Restaurants	215 m

## DISTRIBUTION

### Ground floor

- Leisure room
- Workshop
- Storage space
- Relaxation area
- Cinema room

## 3rd floor

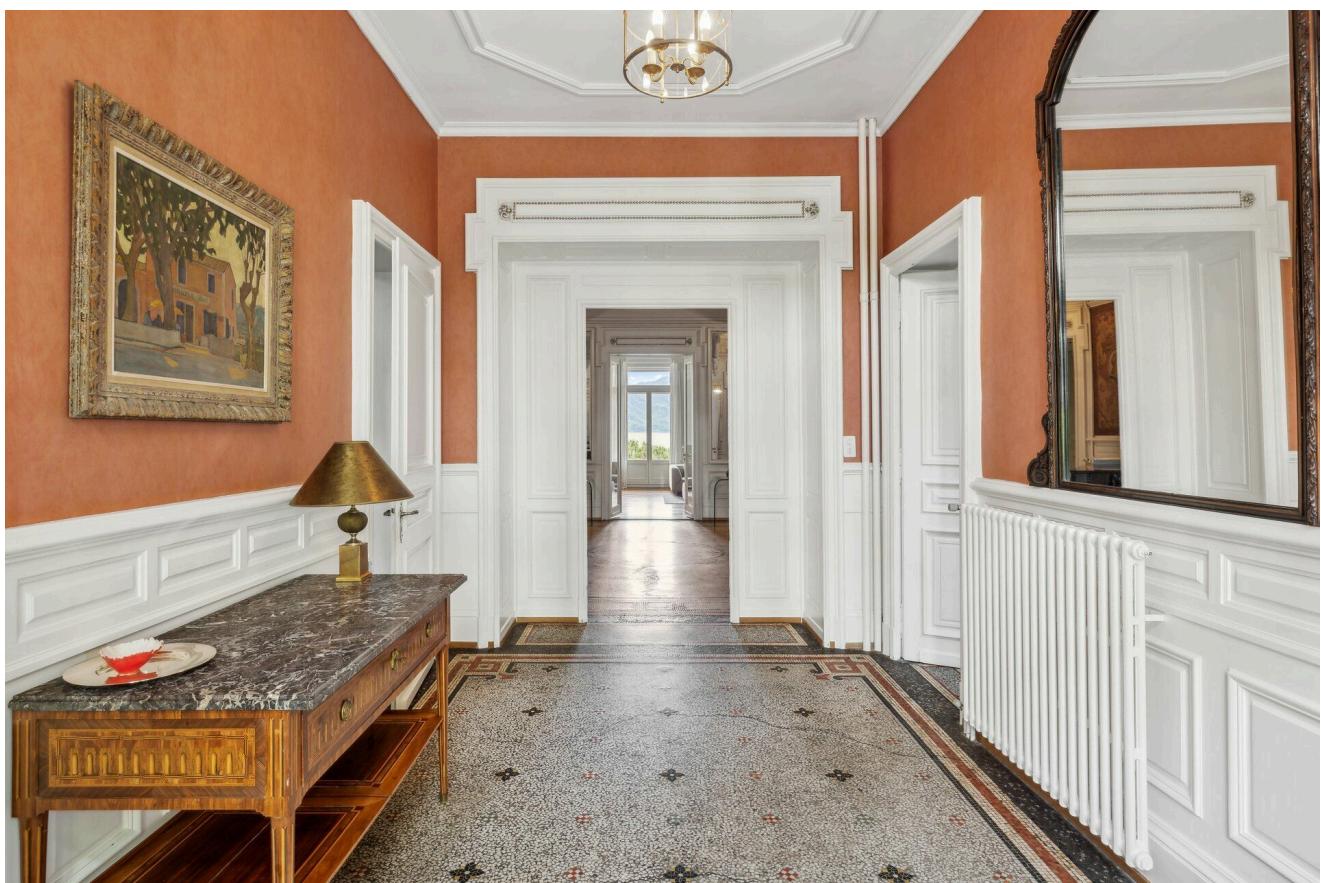
- 4 bedrooms with shower rooms
- Study
- 1 master with bathroom and dressing room
- Shower room
- Reception hall
- Extra kitchen

## 4th floor

- Reception hall
- Bedroom with terrace access
- Bedroom with shower room/WC and terrace access
- Bedroom with shower room/WC
- Bathroom/WC/Separate toilet/2 showers
- 4 Bedrooms

### Basements

- 7 large galleries
- Cellars



## CONSTRUCTION

The Beauregard residence, a perfect blend of refinement and elegance, was built in the purest traditions of the period.

In addition to the indisputable beauty of its finishes, it boasts generously sized reception rooms adorned with ceiling mouldings and magnificent solid parquet flooring.

Most of the rooms face the lake, guaranteeing you an exclusive view.

## NEIGHBOURHOOD

- City centre
- Green
- Mountains
- Lake
- Shops/Stores
- Railway station
- Bus stop
- Preschool
- Primary school
- Secondary school
- Tennis centre

## OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Greenery
- Fence
- Annex
- Parking

## INSIDE CONVENIENCES

- Garage
- Open kitchen
- Separated lavatory
- Veranda
- Wine cellar
- Storeroom
- Workshop
- Home cinema
- Craft room

- Recreationroom
- Built-in closet
- Fireplace
- Bright/sunny
- With character

## EQUIPMENT

- Fitted kitchen
- Cooker/stove
- Oven
- Steamer
- Dishwasher
- American Fridge
- Connections for washing tower
- Bath
- Shower
- Alarm
- Videophone
- Oversee camera
- Electric gate

## FLOOR

- Tiles
- Antique parquet floor
- Stone

## CONDITION

- Very good

## ORIENTATION

- South
- West

## FINANCIAL DATA

### Price

**Price upon request**

### Availability

To be discussed

### Judicial form

En nom propre

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## EXPOSURE

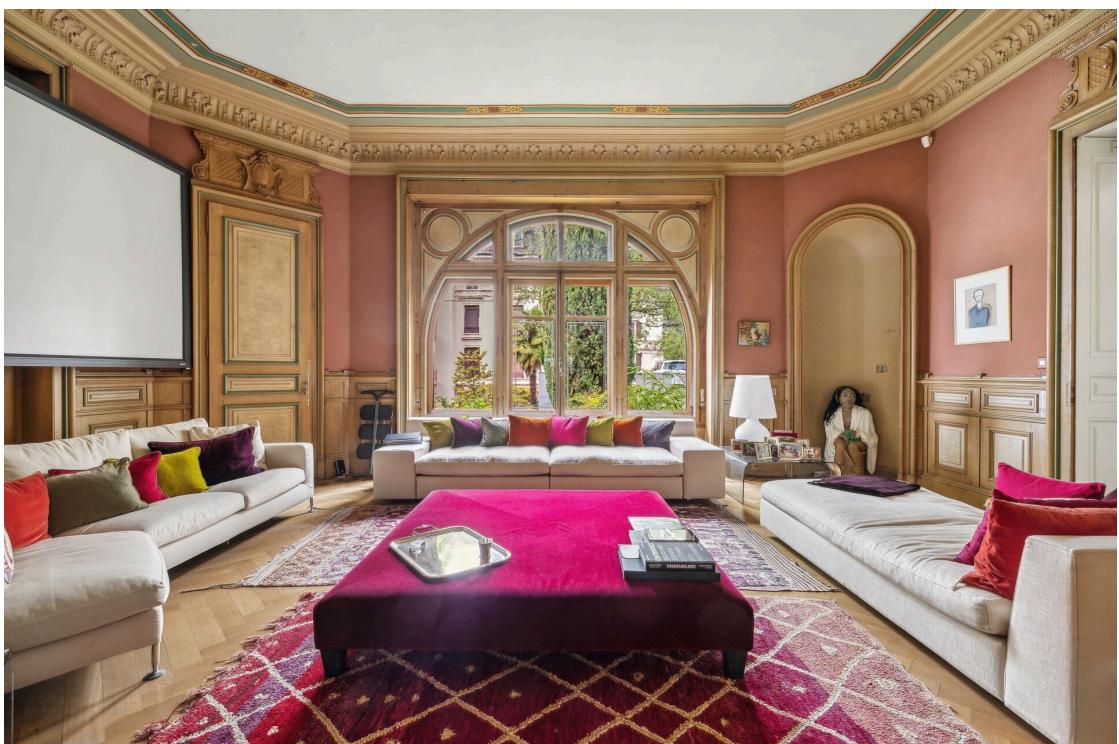
- Optimal
- All day

## VIEW

- Unobstructed
- Lake
- Mountains

## STYLE

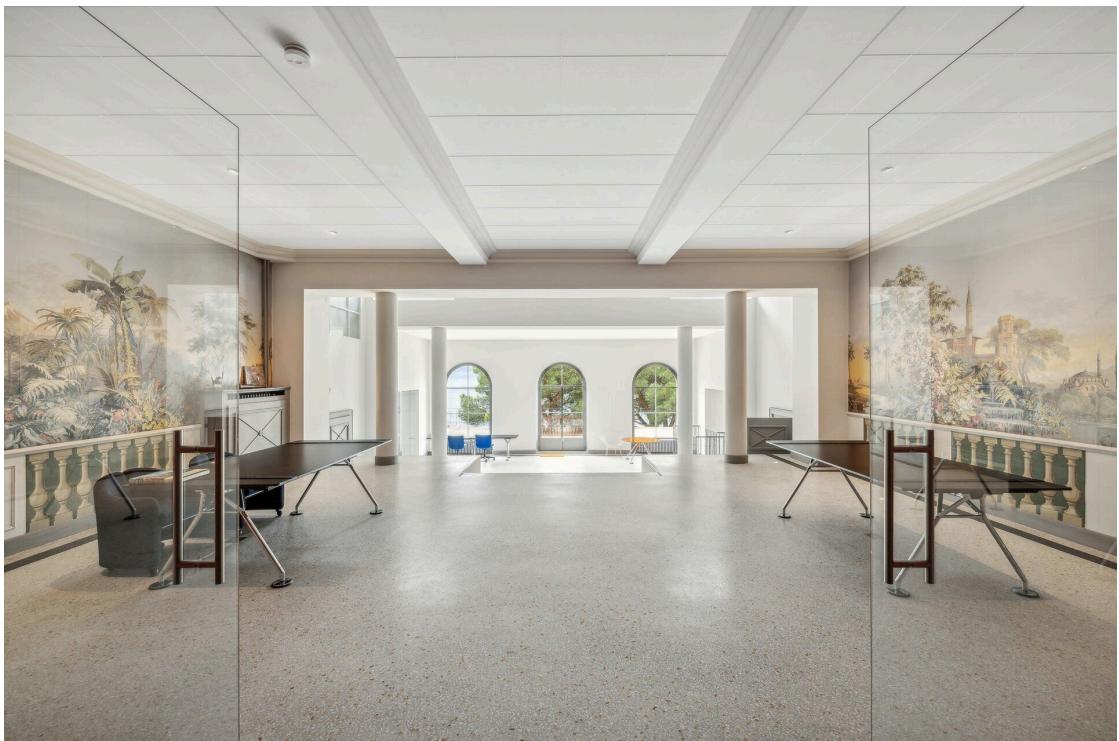
- Atypical house
- Character house







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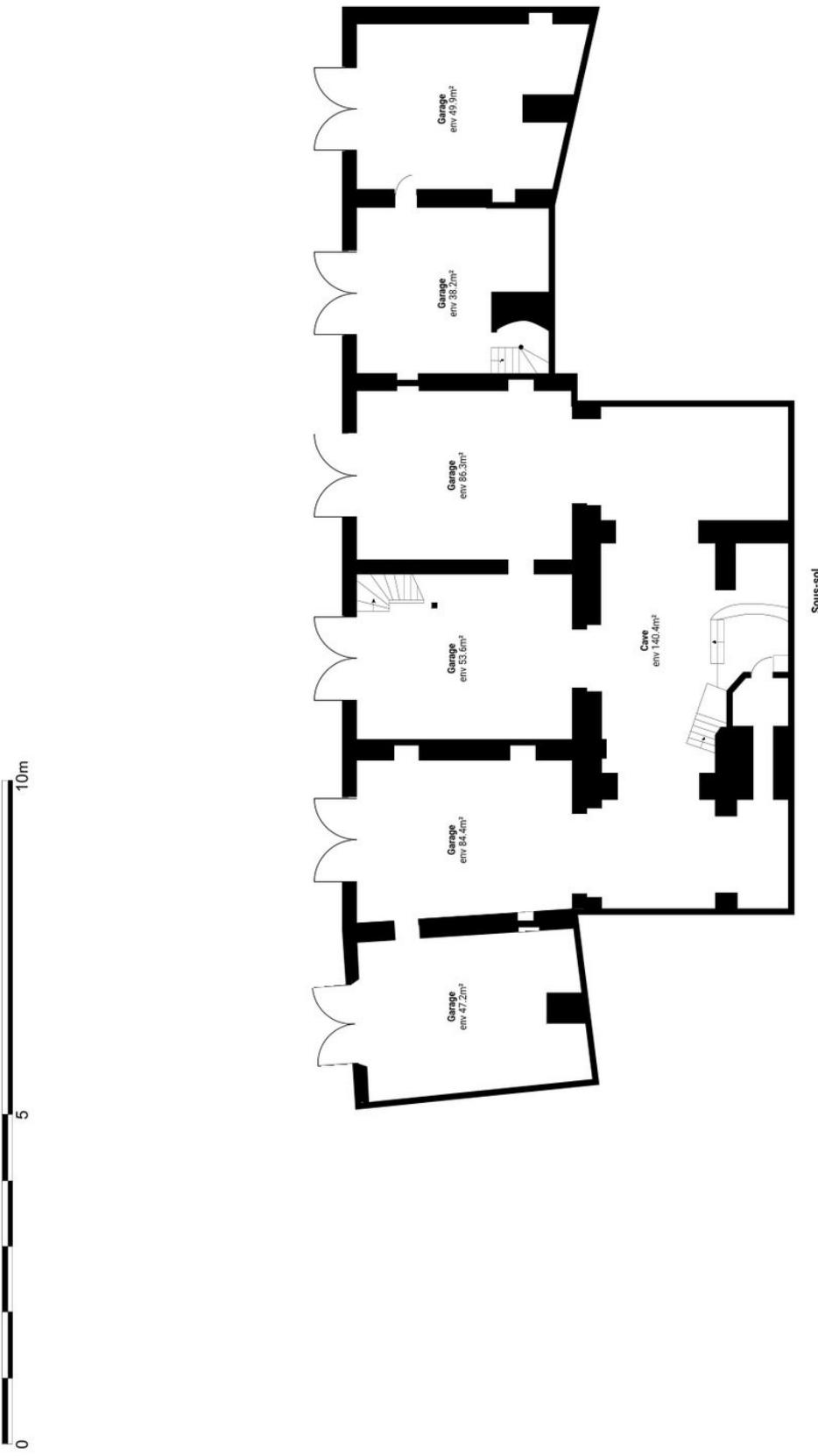
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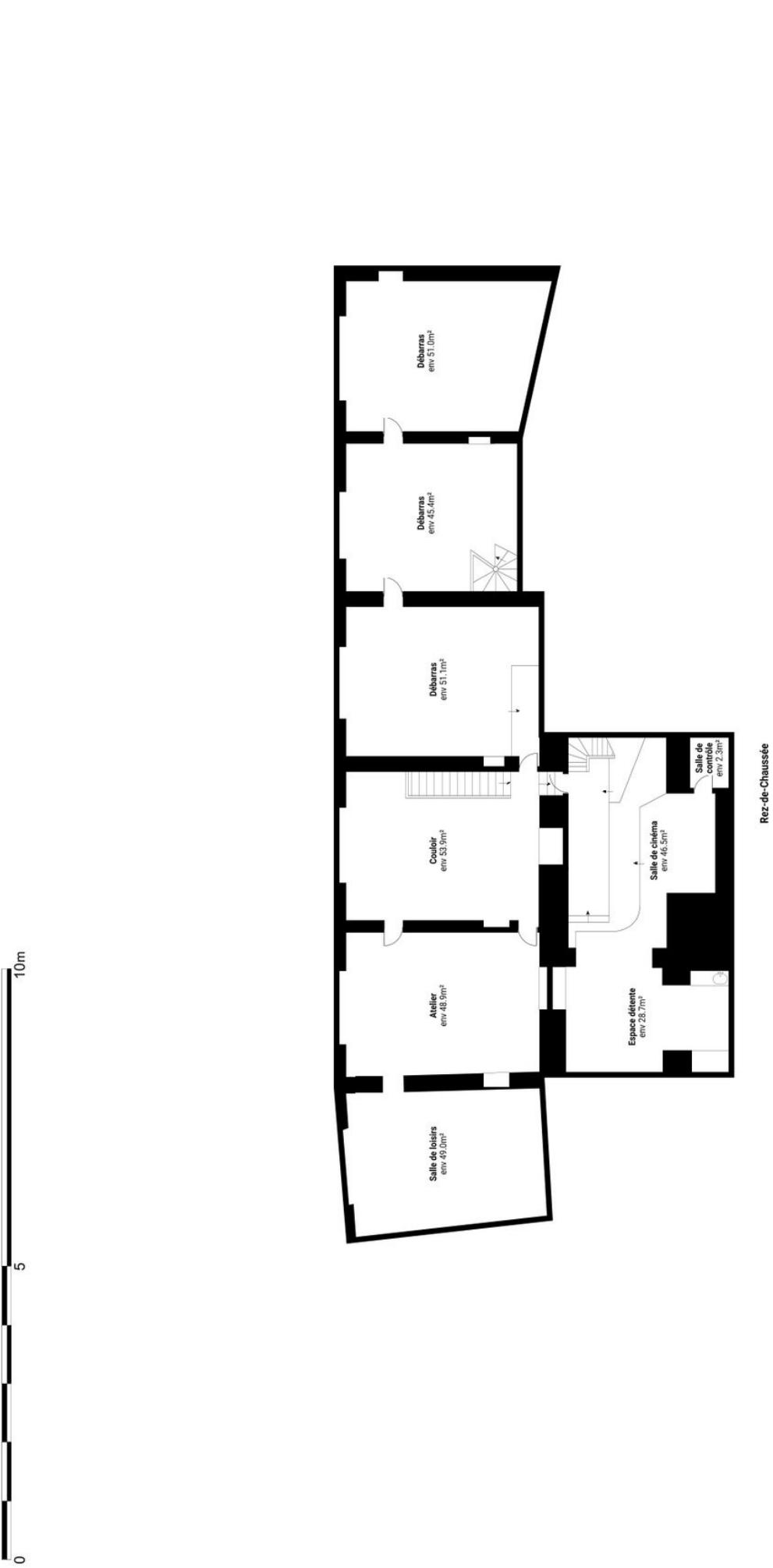


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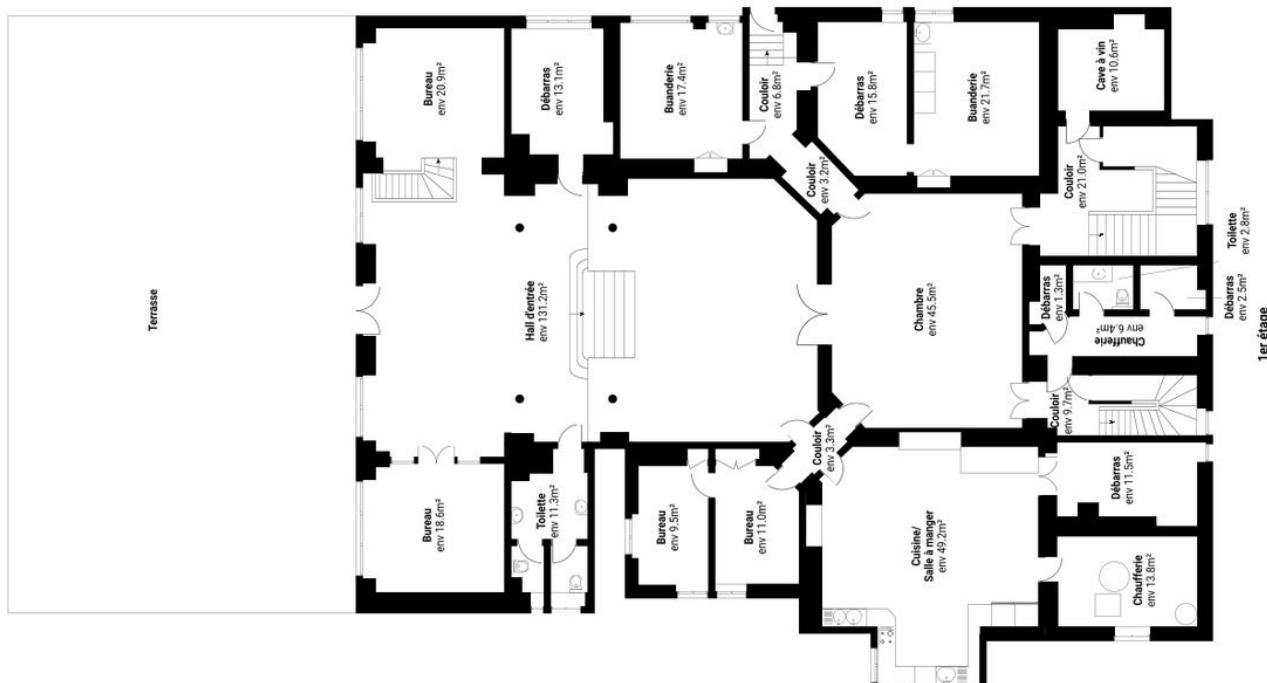
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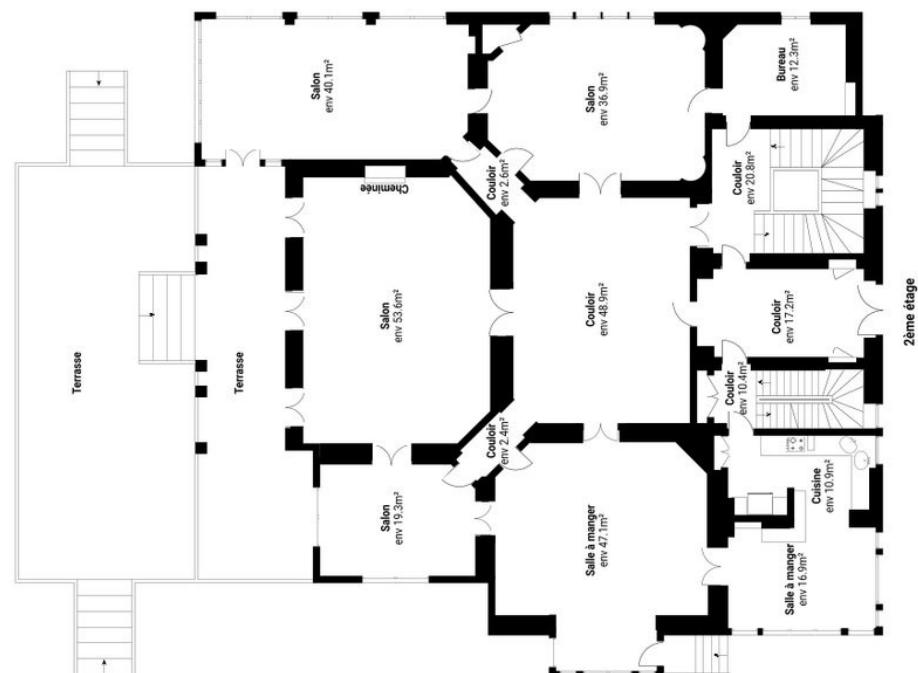


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