

# BLONAY



Splendid property out of sight, panoramic  
view of the lake

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**CHF 3'950'000.-**



12



5



450 m<sup>2</sup>

n° ref.  
**5342137\_10603**



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## SITUATION AND DESCRIPTION

Located in a sought-after area of the village of Blonay, this property with its authentic charm comprises 450 m<sup>2</sup> of living space and enjoys an excellent location, overlooking the upper Riviera.

Erected on a flat plot of 2'756 m<sup>2</sup> richly planted with trees, this house offers a magnificent view of Lake Geneva as well as the Dents-du-Midi.

Distributed over 3 levels, it has 12 rooms. Ideal for a large family, its generous space and high ceilings are undeniable assets! The noble materials used in its design are of the highest quality. Its large bay windows and southern exposure provide plenty of natural light throughout the day. There's also a wine cellar and a traditional carnotzet on the lower ground floor. Its exteriors include a large terrace, a spacious garden, a heated swimming pool and all the comforts to enjoy fine weather.

The construction of this home dates back to 1969. It is worth noting that it has been very well maintained over the years. However, it would benefit from some renovation work to bring it up to date. An enclosed garage that can easily accommodate 2 vehicles and numerous outdoor parking spaces complete the ensemble.

A 5-minute walk from public transport, in the immediate vicinity of various motorway routes, a 10-minute drive from the famous "Haut-Lac" international bilingual school and just 5 minutes by car from the town center, this villa will win you over with its ideal location.

## **SURFACES**

Living area	450 m <sup>2</sup>
Surface of parcel	2756 m <sup>2</sup>
Useful surface	650 m <sup>2</sup>
Volume	2739 cbm

- Masterbedroom with dressing room and bathroom en suite, separate toilet, and access to the terrace
- 2 Bedrooms
- Bedroom with dressing room and bathroom with bath and double sink
- Separate toilet

## **CARACTERISTICS**

Number of rooms	12
Number of bedrooms	5
Number of bathrooms	10
Year of construction	1969
Heating system	Fuel oil
Heating installation	Radiator

## **1st floor**

- Bedroom with bathroom en suite
- Attic

## **ANNEXES**

- Garage box
- Outdoor pool

## **DISTANCES**

Public transports	320 m
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## **DISTRIBUTION**

### **Lower ground floor**

- 2 Storage rooms
- Wine cellar and traditional carnotzet
- Room with kitchen
- Corridor with storage cabinets
- Office with 3 rooms
- PC shelter
- Shower room
- Separate toilets
- Local boiler + pool

### **Ground floor**

- Large entrance hall
- Long corridor for the rooms
- Guest toilets
- Spacious living room with fireplace and access to the terrace
- Second living room and dining area
- Closed kitchen

## NEIGHBOURHOOD

- Villa area
- Green
- Bus stop
- Preschool
- Primary school
- International schools

## OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Box
- Swimming pool

## INSIDE CONVENIENCES

- Separated lavatory
- Dressing
- Cellar
- Wine cellar
- Carnotzet
- CP-Shelter
- Storeroom
- Built-in closet
- Fireplace
- Bright/sunny
- With character

## EQUIPMENT

- Shower
- Bath

## FLOOR

- Marble
- Granite

## CONDITION

- To be refurbished

## ORIENTATION

- South

## EXPOSURE

- Optimal
- All day

## VIEW

- Panoramic
- Lake
- Mountains

## STYLE

- Character house

## FINANCIAL DATA

### Price

CHF 3'950'000.-

### Availability

To be discussed

### Judicial form

En nom propre

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