

BLONAY



Splendid property out of sight, panoramic
view of the lake

CHF 3'950'000.-



12



5



450 m²

n° ref.

5342137_10603



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

Julien Schneider

+41 79 108 45 17 - Fax +41 21 962 86 61

julien.schneider@swsir.ch

Switzerland

Sotheby's
INTERNATIONAL REALTY



SITUATION AND DESCRIPTION

Located in a sought-after area of the village of Blonay, this property with its authentic charm comprises 450 m² of living space and enjoys an excellent location, overlooking the upper Riviera.

Erected on a flat plot of 2'756 m² 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.

www.switzerland-sothebysrealty.ch

SURFACES

Living area	450 m ²
Surface of parcel	2756 m ²
Useful surface	650 m ²
Volume	2739 cbm

CARACTERISTICS

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

ANNEXES

- Garage box
- Outdoor pool

DISTANCES

Public transports	320 m
-------------------	-------

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

- 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

1st floor

- Bedroom with bathroom en suite
- Attic

Switzerland

Sotheby's
INTERNATIONAL REALTY

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

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

www.switzerland-sothebysrealty.ch















