

ST-LÉGIER-LA CHIÉSAZ



Magnificent building in the heart of St-Légier:
Le Village Illustré

CHF 3'500'000.-

Parking place(s) included



10



6



~491 m²

n° ref. **036505**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Historic building dating from 1828, once owned by the artist Alfred Béguin

Discover this magnificent character property built in 1828, steeped in the history and charm of the artist Alfred Béguin. Situated in an enchanting setting, this building offers generous living space, a flat garden planted with trees and unique architectural features that make it a real heritage gem.

The current owners live as a family and have adapted the property to their lifestyle by renovating all the bathrooms, perfectly blending the old with the new.

All amenities are in the immediate vicinity.

The Clos-Béguin secondary school is just across the road, and the Haut-Lac international school can be reached in just 8 minutes on foot.

You can easily get around by public transport thanks to the nearby bus service, as well as by train at the "St-Légier Gare" and "La Chiésaz" stops, which are a 10-minute walk away.

The motorway links to Lausanne, Geneva and the Valais are also within easy reach, without any nuisance.

SURFACES

Living area	~ 491 m ²
Surface of parcel	~ 796 m ²
Garden surface	~ 633 m ²
Underground surface	~ 147 m ²
Non built surface [sqm]	~ 633 m ²
Useful surface	~ 600 m ²
Volume	~ 2174 cbm

CARACTERISTICS

Number of flats	1
Number of rooms	10
Number of bedrooms	6
Number of bathrooms	5
Number of toilets	6
Number of balcony	2
Year of construction	1828
Year of restoration	2018
Heating system	Gas
Domestic water heating system	Gas
Heating installation	Radiator, Floor
Second home	Non authorized
Outside parking place/s	6 included
Total nb. of parkings	6 included
Construction zone	Village

DISTANCES

Public transports	165 m
Primary school	622 m
Stores	356 m
Restaurants	175 m

DISTRIBUTION**Ground floor**

- Entrance hall
- Living room
- Study
- Living room, dining room
- Kitchen, dining area
- Separate toilet
- Exterior garden exit

1st floor

- Distribution hall
- Large bedroom with en-suite shower room and mezzanine
- Dressing room
- Bathroom (shower wc washbasin)
- Bedroom
- Shower room wc washbasin
- Large bedroom

Under the roof

- Distribution hall
- Shower room wc washbasin
- Bedroom en suite with shower room wc washbasin
- 2 bedrooms

Basements

- Cellar
- Utility room Boiler room
- Storage (workshop)
- Party room, home cinema, sports, relaxation, exit to garden



OUTSIDE CONVENIENCES

Fully fenced property with carport and indoor parking spaces

FINANCIAL DATA

Price

CHF 3'500'000.-

Availability

To be discussed

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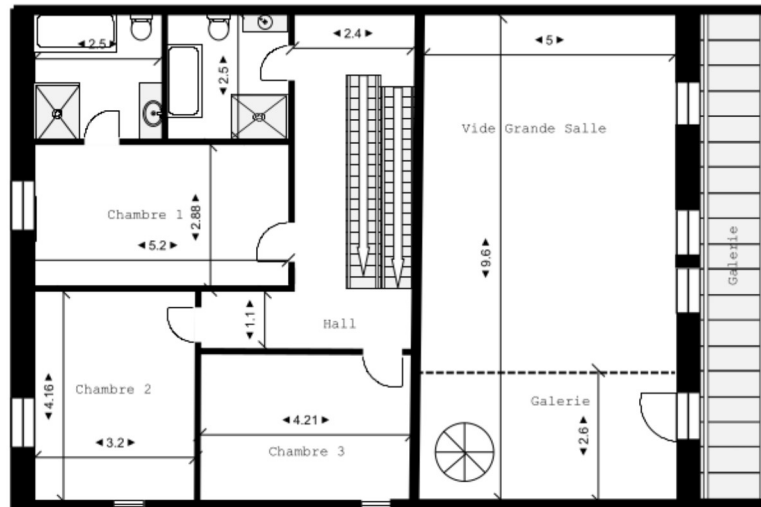




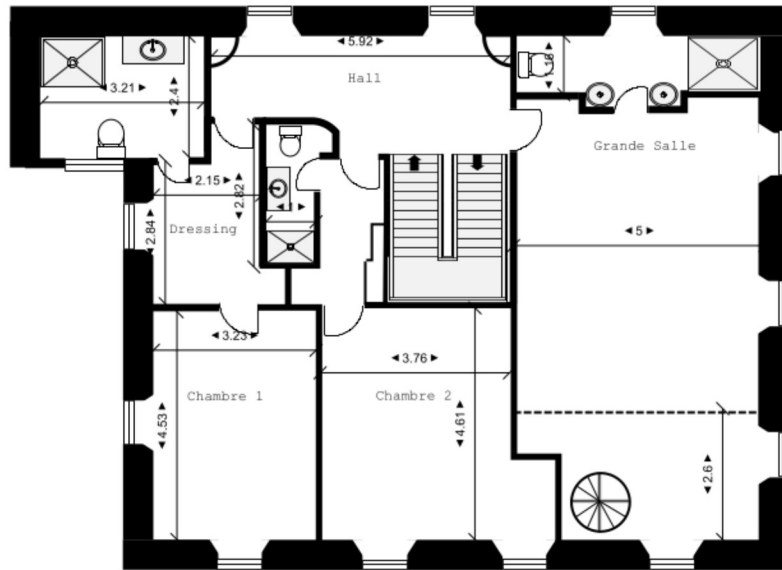




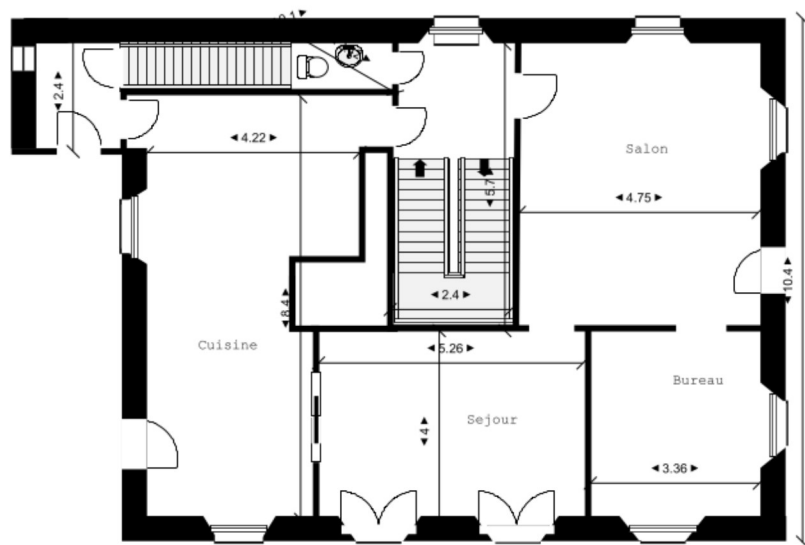




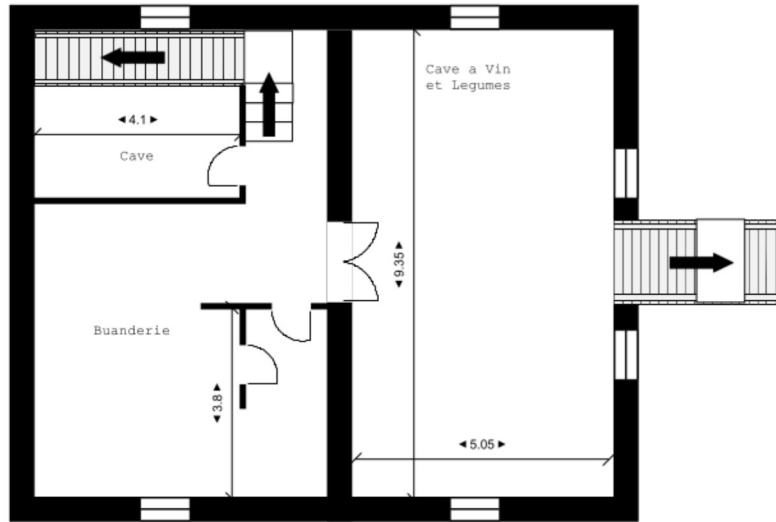
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Title : Combles - Transformations	Scale: 1:100	Date: 11/06/2021	Rev: A		



Site:	Drawing: 001	Project: 0000416	Drawn:	Notes:	
Title : 1ère Étage Transformations	Scale: 1:100	Date: 11/06/2021	Rev: A		



Site:	Drawing: 003	Project: 0000416	Drawn:	Notes:	
Title : Rez de Chaussée - Transformations	Scale: 1:100	Date: 11/06/2021	Rev: A		



Site:	Drawing: 004	Project: 0000416	Drawn:	Notes:	
Title : Sous-Sol Transformations	Scale: 1:100	Date: 23/06/2021	Rev: A		