

ST-LÉGIER-LA CHIÉSAZ



Exceptional property with swimming pool and privileged living environm

Price upon request

Parking place(s) included



14



5



~452 m²

n° ref. **039855**



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SITUATION AND DESCRIPTION

Located in a quiet, leafy residential area of Saint-Légier-La Chiésaz, this elegant detached villa enjoys a privileged setting close to amenities and transport links. The Blonay train station can be reached in less than 10 minutes on foot, while the nearest bus stop is just a few minutes away. Motorway routes to Vevey, Geneva and the Valais are within easy reach, offering excellent connectivity.

The Blonay public school can be reached in just 10 min on foot, while the Haut-Lac and St-Georges international private schools can be reached in 10 min by car.

The villa combines generous volumes and meticulous finishes. Bright living rooms open onto large terraces and a carefully landscaped garden, offering privacy and tranquility. The house also features a wellness area with an indoor/outdoor swimming pool and

sauna.

Three garage boxes as well as four outdoor parking spaces complete this property.

Erected on two plots totaling around 4'224 m² (2'704 m² and 1'520 m²), this property offers unique flexibility to the future owner, whether to create additional outdoor spaces or develop a complementary project.

Note that there would be the possibility of acquiring only the villa located on the 2'704 m² plot.

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SURFACES

Living area	~ 452 m ²
Surface of parcel	~ 4224 m ²
Garden surface	~ 3929 m ²
Veranda / winter garden surface	~ 39 m ²
Useful surface	~ 918 m ²
Volume	~ 3101 cbm

CARACTERISTICS

Number of rooms	14
Number of bedrooms	5
Number of balcony	1
Number of terraces	1
Year of construction	1977
Year of restoration	2009
Heating system	Heat pump, Gas
Heating installation	Radiator
Second home	Non authorized
Inside parking place/s	3 included
Outside parking place/s	4 included
Energy efficiency	D
Building envelope	D
Parking places	Yes, obligatory

ANNEXES

- Three garage boxes
- Three outdoor parking spaces

DISTANCES

Station	365 m
Public transports	365 m
Nursery school	340 m
Primary school	1324 m
Secondary school	586 m
Stores	593 m
Bank	486 m
Restaurants	467 m

DISTRIBUTION**Ground floor**

- Spacious entrance hall
- Dining room
- Living room
- Winter garden
- Guest WC
- Kitchen
- Winter garden
- Bedroom
- Shower room with WC
- Cloakroom
- Bedroom (Office)
- Bedroom
- Bathroom with WC
- Workshop or studio (formerly a garage)

1st floor

- Hall
- Bedroom with en suite bathroom, dressing room and balcony access
- Master bedroom with en suite bathroom, dressing room and balcony access
- Bathroom with WC
- Balcony

Basements

- Laundry
- Sewing room
- Pré-abri
- Abri PC
- Hall
- Technical room
- Office
- Lift (access to ground floor)ground floor)
- Wine cellar
- Wellness area with sauna
- Indoor/outdoor pool with garden access
- Pool equipment room



CONSTRUCTION

Discover this exceptional house built in 1977 and renovated over the years. Two major renovations took place in 1987 and 2009 with the creation of a wellness area with indoor/outdoor pool and sauna. The property is heated using two systems: geothermal heat pump and gas. The CECB energy report was carried out in 2026 with a grade of D and C. Note that refreshment work is to be planned.

NEIGHBOURHOOD

- Village
- Villa area
- Green
- Mountains
- Lake
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Child-friendly
- Nursery
- Preschool
- Primary school
- College / University
- International schools
- Sports centre
- Ski resort
- Indoor swimming pool
- Ski lift
- Cross-country ski trail
- Hiking trails
- Bike trail
- Soccer pitch

OUTSIDE CONVENIENCES

- Garden
- Quiet
- Box
- Visitor parking space(s)

- Sauna
- Swimming pool

INSIDE CONVENIENCES

- Lift/elevator
- Guests lavatory
- Sauna
- Swimming pool
- Craft room
- Fireplace
- Double glazing
- Bright/sunny
- Natural light
- Exposed beams
- With character

EQUIPMENT

- Fitted kitchen
- Washing machine
- Dryer
- Shower
- Bath
- Alarm

FLOOR

- Tiles
- Parquet floor
- Carpet

CONDITION

- To be refurbished

ORIENTATION

- South

FINANCIAL DATA**Price****Availability****Price upon request**

To be discussed

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- West

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Lake
- Mountains















