

# LA TOUR-DE-PEILZ



Breathtaking views and exceptional setting  
La Tour-de-Peilz

---

**CHF 2'850'000.-**

Parking place(s) included



10



7



~260 m<sup>2</sup>

n° ref. **044166**



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

**Mickaël Cottet Dumoulin**  
+41 79 896 17 24  
mickael.cottet.dumoulin@swsir.ch



## SITUATION AND DESCRIPTION

Located in one of La Tour-de-Peilz's most sought-after neighborhoods, this spacious 10-room house seduces with its privileged living environment, unobstructed views, and well-appointed features.

Offering approx. 260 m<sup>2</sup> of floor space, it stands on a generous 990 m<sup>2</sup> plot, entirely landscaped to take full advantage of the outdoors.

Many terraces surround the house, allowing you to enjoy the sunshine throughout the day, in a peaceful, leafy atmosphere.

The property has undergone extensive renovations, both aesthetically and energy-wise, bringing modern comfort while enhancing its existing charm.

Quality finishes, bright volumes and careful layout make this a rare property on the market.

An additional asset: part of the house has been rehabilitated as an independent dwelling, currently rented and generating an interesting rental yield, ideal for an additional income or flexible use according to your needs.

This property offers an exceptional quality of life, close to Lake Geneva, schools, shops and transport, while benefiting from the calm of a sought-after residential area.

## SURFACES

Living area	~ 260 m <sup>2</sup>
Surface of parcel	~ 990 m <sup>2</sup>
Volume	~ 1278 cbm

## CARACTERISTICS

Number of rooms	10
Number of bedrooms	7
Number of bathrooms	4
Number of toilets	4
Year of construction	1997
Year of restoration	2023
Heating system	Heat pump
Domestic water heating system	Heat pump, Solar
Heating installation	Radiator
Second home	Non authorized
Inside parking place/s	2 included
Outside parking place/s	3 included
Total nb. of parkings	5 included

## DISTANCES

Public transports	129 m
Primary school	1209 m
Stores	796 m
Restaurants	200 m

## DISTRIBUTION

### Lower ground floor

- Technical room
- Carnotzet
- Large garage
- Laundry room
- Bathroom
- Cellar

### Garden floor

- 3.5p detached apartment

### 1st floor

- Entrance hall

- Master bedroom with dressing room and balcony access
- 2 bathrooms
- 2 bedrooms with balcony access

### 2nd floor

- Large bright living room
- Open kitchen
- Large mezzanine
- WC (visitors)



## **CONSTRUCTION**

Charming house built in 1997 and renovated, nestled in a popular area of La Tour-de-Peilz, offering a quiet and green setting, close to Lake Geneva and all amenities.

## NEIGHBOURHOOD

- Villa area
- Green

## OUTSIDE CONVENIENCES

- Terrace/s
- Garden

## EQUIPMENT

- Optic fiber
- Electric garage door

## ORIENTATION

- South

## EXPOSURE

- All day

## FINANCIAL DATA

**Price**

**CHF 2'850'000.-**

**Availability**

To be discussed

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









