

MONTREUX



Superb contemporary villa with 180° view of
the lake and the Alps

CHF 3'650'000.-



5.5



3



~240 m²

n° ref.
5534169_19154



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

Sébastien Herzig
+41 79 337 58 57
sebastien.herzig@swsir.ch



SITUATION AND DESCRIPTION

A SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY EXCLUSIVE!

Ideally located in a quiet, sought-after neighborhood on the heights of the Montreux commune, this superb 5.5 rooms offers a pleasant location, just a few steps from public transport.

Built in 2008 on a largely flat plot of approx. 830 m², the residence enjoys 180° views of the lake and surrounding mountains. Its exteriors include a stone terrace, a first-floor balcony surrounding the house, and a spacious, fenced garden with flowers.

Distributed over 3 levels, this property boasts 240 m² of living space and generous volumes. Bathed in light thanks to its south-facing aspect and numerous bay windows and windows, it offers plenty of light and optimal sunshine throughout the day. The interior

finishes are of the highest quality, and the contemporary fittings are of the highest quality. At the heart of the living area is a splendid round fireplace that adds a modern touch to the ensemble. Carefully maintained over the years, it is in excellent condition. Completely open, the room on the upper floor consists of an office area and a sleeping area.

A major renovation with extension was carried out in 2013, with an investment almost equivalent to that of the initial construction, bringing significant improvements to the villa.

As required, it would be possible to change the current layout to create two separate bedrooms. There is also the possibility of reinstating a bedroom on the garden level.

A two-car garage with automatic door and an outdoor



parking space complete this property.

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SURFACES

Living area	~ 240 m ²
Surface of parcel	~ 822 m ²
Garden surface	~ 682 m ²
Useful surface	~ 395 m ²
Volume	~ 1318 cbm

2nd floor

- Guest WC
- Office area and bedroom
- Dressing room
- Shower room with double basin, bath and shower

CARACTERISTICS

Number of floors above ground	3
Number of rooms	5.5
Number of bedrooms	3
Number of bathrooms	3
Number of terraces	1
Year of construction	2008
Year of restoration	2013

DISTANCES

Public transports	150 m
Primary school	750 m
Stores	800 m

DISTRIBUTION

Ground floor

- Entrance hall with wall cabinets
- Wide distribution corridor
- Technical room / Boiler room
- Storage room with direct access to garage
- Garage box with automatic door
- Open-air patio
- Fitness room
- Shower room/wc
- Library open to garden
- Guest room open to outside with en-suite shower room/wc

1st floor

- Living room with access to terrace
- Dining room
- Open plan kitchen



CONSTRUCTION

Built using the highest quality materials, this villa combines solidity, comfort and elegance. Features include double-glazed windows, high-performance insulation and a modern heat pump, guaranteeing excellent energy efficiency and optimum comfort in all seasons.

In 2013, the property benefited from a major renovation with extension, the cost of which almost equalled that of the original construction. This extensive work brought exceptional improvements: creation of a double garage with direct access to the house via a vast entrance and storage room, installation of an open-air outdoor patio, development of a fitness room, installation of an additional outdoor parking area as well as a large terrace with flagstones on the west side.

Each element has been designed to offer both functionality and aesthetics, in an ensemble where the quality of execution is felt at first glance.

NEIGHBOURHOOD

- Villa area
- Bus stop
- Child-friendly
- Playground
- Primary school

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Greenery

INSIDE CONVENIENCES

- Garage
- Open kitchen
- Guests lavatory
- Dressing
- Fitness room
- Bright/sunny

EQUIPMENT

- Furnished kitchen
- Shower
- Bath
- Alarm

FLOOR

- Tiles
- Parquet floor

CONDITION

- Very good

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Unobstructed
- Panoramic
- Lake
- Mountains

STYLE

- Modern

FINANCIAL DATA

Price

CHF 3'650'000.-

Availability

To be discussed

Judicial form

En nom propre

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