

BLONAY



Luxurious detached villa in sought-after neighborhood

CHF 3'450'000.-



6.5



3



~320 m²

n° ref. **042862**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

This superb 6.5-room property offering 320 m² of floor space, seduces with its high ceilings and generous volumes, giving it undeniable charm.

Situated on a 1,500 m² plot in the lower part of the picturesque commune of Blonay-Saint-Légier, this fully excavated residence built in 1973, benefited in 2017 from a complete renovation as well as an extension built with the highest quality materials.

Thanks to its dominant position and south-facing aspect, the house benefits from optimal sunlight and unobstructed views.

SURFACES

Living area	~ 320 m ²
Surface of parcel	~ 1500 m ²

CHARACTERISTICS

Number of rooms	6.5
Number of bedrooms	3
Number of bathrooms	3
Year of construction	1973
Year of restoration	2017
Heating system	Gas
Domestic water heating system	Gas
Heating installation	Radiator
Second home	Non authorized
Construction zone	Villas

- Shower room
- Additional bedroom

Basements

- Games room
- Visitors' WC
- Technical room
- Fitness area
- Wine cellar
- Carnotzet

ANNEXES

Double garages with charger for electric cars
Wooden fences to finish the fence with the neighboring property.

DISTANCES

Public transports	181 m
Primary school	1698 m
Stores	1015 m
Restaurants	1023 m

DISTRIBUTION**Ground floor**

- Spacious entrance hall
- Master suite with high ceilings
- Shower room and adjoining dressing room
- Bathroom with Jacuzzi bathtub
- Bedroom/study
- Dining room
- Living room with beautiful high ceilings
- Very well appointed semi-open kitchen with veranda, as well as access to the terrace.

1st floor

- Mezzanine offering the possibility of a 4 bedroom



OUTSIDE CONVENIENCES

Potential to extend the terrace with permission from the commune

NEIGHBOURHOOD

- Villa area
- Green
- Bus stop
- Child-friendly
- Horse riding area
- Hospital / Clinic
- Doctor

OUTSIDE CONVENIENCES

- Garden
- Exclusive use of garden
- Fence
- Garage
- Visitor parking space(s)

INSIDE CONVENIENCES

- Open kitchen
- Eat-in-kitchen
- Guests lavatory
- Dressing
- Veranda
- Cellar
- Wine cellar
- Carnotzet
- Recreationroom
- Fireplace
- Double glazing
- Bright/sunny
- With front and rear view
- Natural light
- Penthouse

- With character
- Timber frame

EQUIPMENT

- Fitted kitchen
- Furnished kitchen
- Kitchen island
- Shower
- Bath
- Photovoltaic panels
- Optic fiber
- Alarm

FLOOR

- Tiles

CONDITION

- As new
- Very good

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

VIEW

- Lake
- Mountains

FINANCIAL DATA**Price****CHF 3'450'000.-****Availability**

To be discussed

Judicial form

Villa individuelle

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