

MONTREUX



Spacious villa with pool and lake view

CHF 2'950'000.-

Parking place(s) included



8.5



4



~277 m²

n° ref.

5785668_21096



Switzerland | Sotheby's International Realty
Boulevard de Pérolles 16, 1700 Fribourg

Raphaël Vuadens
+41 79 834 34 01
raphael.vuadens@swsir.ch



SITUATION AND DESCRIPTION

This beautiful and spacious 8.5-room property, very bright thanks to its orientation, is located in the heart of a residential area, on the edge of the charming village of Brent.

Built on a 2'091m² plot, this house offers an idyllic location with optimal sunlight and a beautiful view of the lake and mountains.

With 280m² of living space distributed over 2 floors and a basement of almost 170m², it benefits from spacious areas offering beautiful high ceilings and combining the charm of wood and stone.

Its beautifully landscaped exteriors include a large, partially covered terrace with barbecue to enjoy sunny days and wonderful sunsets, a magnificent swimming pool as well as a relaxation area with petanque court.

A two-car garage and several outdoor parking spaces complete this property.

The center of Montreux can be reached in just 10 minutes by car, and motorway links are just 5 minutes away.

Come and visit without delay!

SURFACES

Living area	~ 277 m ²
Surface of parcel	~ 2091 m ²
Underground surface	~ 167 m ²
Volume	~ 1641 cbm

CARACTERISTICS

Number of floors above ground	2
Number of rooms	8.5
Number of bedrooms	4
Number of bathrooms	5
Number of toilets	5
Year of construction	1998
Year of restoration	2025
Heating system	Gas
Domestic water heating system	Gas
Heating installation	Floor
Second home	Authorized
Inside parking place/s	2 included
Outside parking place/s	3 included
Total nb. of parkings	5 included
Basements	1
Parking places	Yes, obligatory

ANNEXES

- Double garage

DISTANCES

Public transports	194 m
Primary school	46 m
Stores	1070 m
Restaurants	929 m

DISTRIBUTION**Ground floor**

- Entrance hall with built-in wardrobes
- Living room with fireplace
- Dining room with access to terrace
- Fully equipped, eat-in kitchen with outdoor access

- Bedroom with its own bathroom (bath and shower), dressing room and outdoor access
- Office
- Shower room with guest WC

Upper ground floor

- 3 large bedrooms
- 1 open space (library, games room) that can very easily be closed
- Shower room, WC and washbasin
- Bathroom, WC and washbasin

Basements

Heated basement

- Wellness area with fitness, sauna and shower
- Carnotzet with wine cellar, kitchenette, WC and workshop
- Large available with cupboards
- Laundry room
- Cellar
- Pc Shed
- Technical room



CONSTRUCTION

2018: roof overhaul, facade painting and boiler replacement

2025: interior painting and OIBT inspection with necessary changes

OUTSIDE CONVENIENCES

The terrace offers an extraordinary living space, with its swimming pool, barbecue area and pétanque court, as well as the Ming-Tong pond for feng-shui lovers.

Switzerland

Sotheby's

INTERNATIONAL REALTY

NEIGHBOURHOOD

- Village
- Villa area
- Restaurant(s)
- Bus stop

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Greenery
- Pond
- Shed
- Parking
- Garage
- Swimming pool
- Petanque ground
- Barbecue-chimney
- Barbecue

INSIDE CONVENIENCES

- Wine cellar
- Carnotzet
- CP-Shelter
- Sauna
- Fitness room
- Swimming pool
- Fireplace
- Double glazing
- Bright/sunny
- Penthouse
- Exposed beams
- With character

EQUIPMENT

- Fitted kitchen
- Bath
- Shower
- Alarm
- Central vacuum

FLOOR

- Tiles
- Parquet floor
- Carpet

CONDITION

- To be refurbished

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Far view
- Unobstructed
- Panoramic
- Lake
- Mountains
- Alps

FINANCIAL DATA

Price

CHF 2'950'000.-

Availability

immediately

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

www.switzerland-sothebysrealty.ch

STYLE

- Classic
- Character house





