

## BLONAY



Single-storey villa with lake and castle views

**CHF 1'685'000.-**



4.5



3



~116 m<sup>2</sup>

n° ref. **12735**



**Switzerland | Sotheby's International Realty**  
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## SITUATION AND DESCRIPTION

Discover this charming house in Blonay, offering a unique view of Lake Geneva and Blonay Castle. Nestled in a peaceful environment, it captivates with its authentic character and large windows letting in natural light. With its three bedrooms, winter garden and potential for expansion, this construction offers its inhabitants an intimate, nuisance-free environment.

The verdant garden is a pleasant space in which to relax while enjoying the magnificent panorama. Ideally located close to amenities, this home combines comfort with the charm of an idyllic setting, perfect for a haven of peace or a vacation home. A real "coup de coeur" not to be missed!

A garage box as well as an outdoor parking space complete this exceptional property.

**SURFACES**

Living area	~ 116 m <sup>2</sup>
Surface of parcel	~ 897 m <sup>2</sup>
Useful surface	~ 150 m <sup>2</sup>
Volume	~ 572 cbm

- 3 bedrooms
- Shower room
- Visitors' WC
- Terrace with garden

**CARACTERISTICS**

Number of floors above ground	2
Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Number of toilets	1
Number of terraces	1
Year of construction	1969
Year of restoration	2022
Heating system	Fuel oil
Domestic water heating system	Fuel oil
Heating installation	Radiator
Second home	Authorized
Construction zone	périphérique C
Basements	1
Parking places	Yes, obligatory

**ANNEXES**

- Garage box
- Outdoor parking space

**DISTANCES**

Public transports	60 m
Primary school	1446 m
Stores	425 m

**DISTRIBUTION****Lower ground floor**

- Laundry area
- Storage

**Ground floor**

- Entrance hall with access to a living room with fireplace.
- Enclosed kitchen with access to the winter garden

**NEIGHBOURHOOD**

- Green
- Lake
- Residential area
- Railway station
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- College / University
- International schools

**OUTSIDE CONVENIENCES**

- Terrace/s
- Garden
- Exclusive use of garden
- Quiet
- Greenery
- Fence
- Gardenhouse
- Parking
- Box
- Visitor parking space(s)
- Barbecue-chimney
- Barbecue

**INSIDE CONVENIENCES**

- Without elevator

- Box
- Open kitchen
- Separated lavatory
- Fireplace
- Bright/sunny

**EQUIPMENT**

- Fitted kitchen
- Washing machine
- Dryer
- Shower

**FLOOR**

- Tiles
- Parquet floor

**CONDITION**

- Good
- To be refurbished

**ORIENTATION**

- South
- West

**EXPOSURE**

- Optimal
- All day

**VIEW**

- Unobstructed
- Lake

**FINANCIAL DATA****Price****CHF 1'685'000.-****Availability**

31.10.2026

**Judicial form**

en nom propre

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