

BLONAY



Single-storey villa with lake and castle views

CHF 1'685'000.-



4.5



3



~116 m²

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 ²	-3 bedrooms
Surface of parcel	~ 897 m ²	-Shower room
Useful surface	~ 150 m ²	-Visitors' WC
Volume	~ 572 cbm	-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	péphérique 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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