

BLONAY



Timeless charm for this detached villa

CHF 2'390'000.-



6.5



4



180 m²

n° ref.

5887039_045954



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Discover this magnificent detached house in Blonay, combining charm, timeless character and modern comfort. Ideally located, it offers breathtaking views of the lake and the majestic Dents du Midi, creating an exceptional living environment.

Nestled in a quiet and peaceful environment, this property is perfect for those wishing to enjoy nature while benefiting from close proximity to amenities. With ample parking space, including a garage box that can accommodate two vehicles, practicality is a must.

This home has been meticulously maintained and features a new heating system with a heat pump, guaranteeing both comfort and energy efficiency.

Don't miss this unique opportunity to live in an enchanting setting, combining serenity and modernity. Contact us today to arrange a viewing!

SURFACES

Living area	180 m ²
Surface of parcel	1353 m ²
Useful surface	260 m ²
Volume	1300 cbm

CARACTERISTICS

Number of rooms	6.5
Number of bedrooms	4
Number of bathrooms	3
Year of construction	1974
Year of restoration	2022
Heating system	Air to water heat pump
Domestic water heating system	Air to water heat pump
Heating installation	Radiator

DISTANCES

Public transports	145 m
Primary school	502 m
Stores	633 m
Restaurants	245 m

DISTRIBUTION**Ground floor**

- Entrance hall
- Visitors' WC
- Spacious living room
- Office/Bedroom
- Open kitchen with access to terrace
- Dining area

1st floor

- En-suite bedroom with shower room
- En-suite bedroom with bathroom
- Possibility of adding a third bedroom

NEIGHBOURHOOD

- Villa area
- Green
- Mountains
- Lake
- Residential area
- Restaurant(s)
- Bus stop
- Preschool
- Primary school
- Secondary school
- Secondary II school
- College / University
- International schools

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Exclusive use of garden
- Greenery
- Storeroom
- Garage
- Visitor parking space(s)
- Barbecue-chimney
- Barbecue

INSIDE CONVENIENCES

- Without elevator
- Box
- Visitor parking space(s)
- Open kitchen
- Guests lavatory

- Cellar
- Carnotzet
- CP-Shelter
- Built-in closet
- Fireplace
- Bright/sunny

EQUIPMENT

- Bath
- Shower
- Photovoltaic panels

FLOOR

- Tiles
- Parquet floor

CONDITION

- Good

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Unobstructed
- Lake
- Mountains
- Alps

FINANCIAL DATA**Price****CHF 2'390'000.-****Availability**

To be discussed

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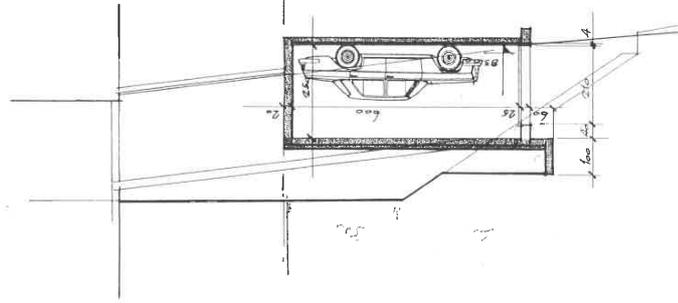






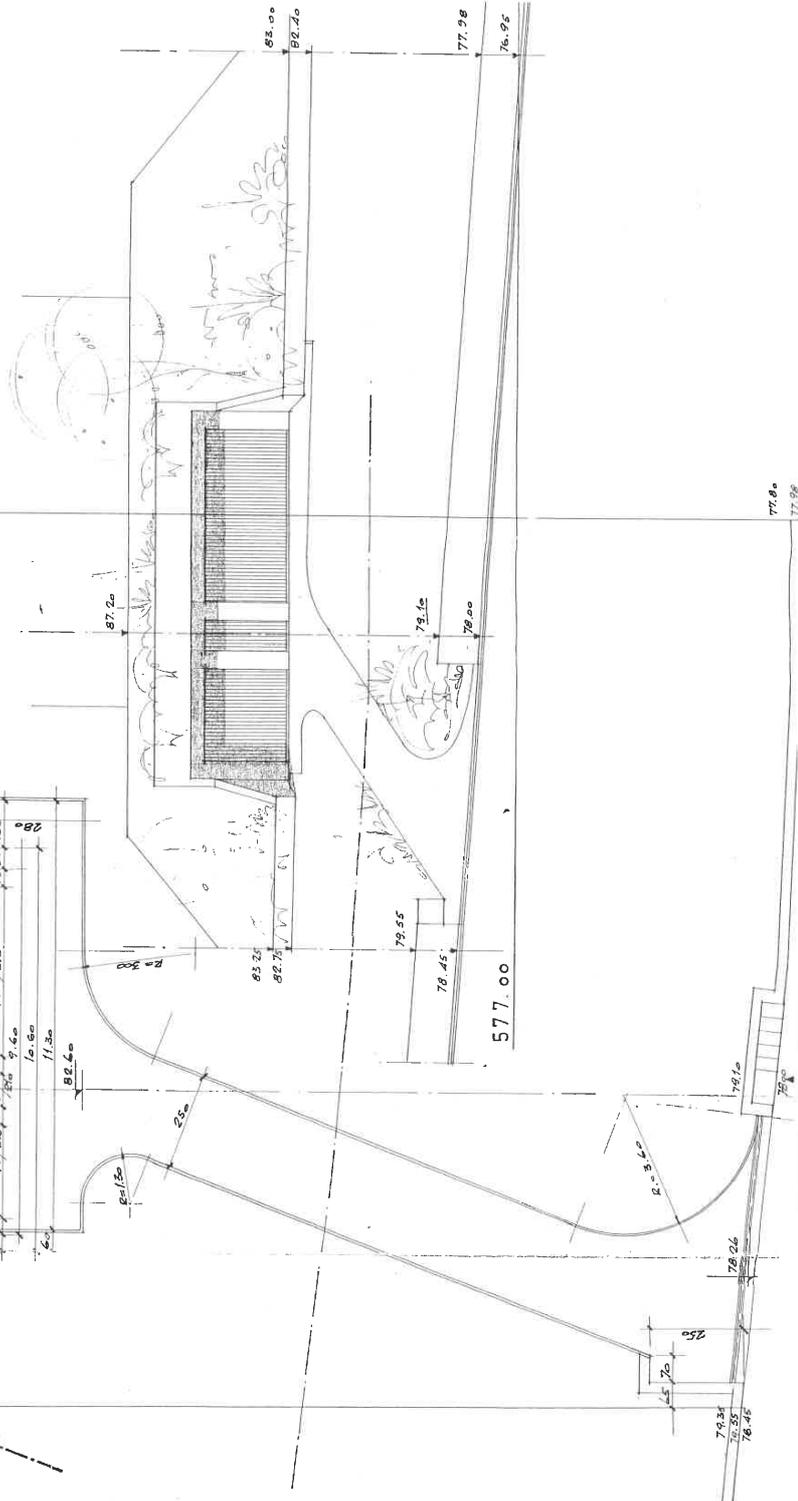
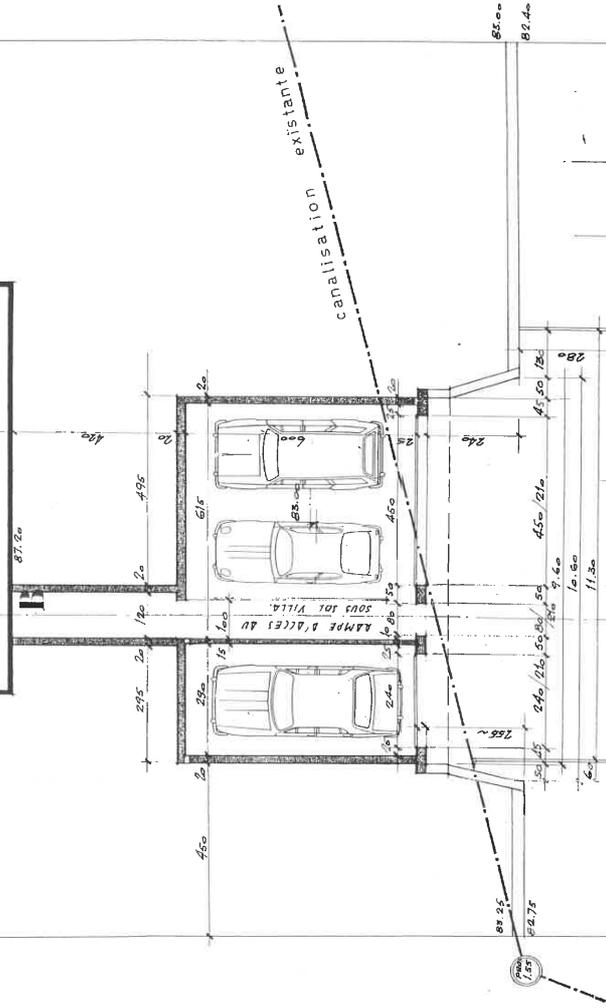






577.00

PROFIL 1839



77.80
77.98