

CHARDONNE



Unique property with panoramic view,
Sotheby's exclusivity!

CHF 14'500'000.-



20



8



~900 m²

n° ref.
5713016_10267



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SITUATION AND DESCRIPTION

A veritable eagle's nest overlooking Lake Geneva, this magnificent property renovated in 2013 has been meticulously maintained.

Each room offers a splendid panoramic view of the lake and surrounding mountains.

The property is set on a plot of over 4,000 m², beautifully wooded with a Japanese pool and children's playground.(formerly a tennis court).

Benefiting from very generous volumes, the property has more than 20 rooms for a surface area of almost 1'000 m² spread over four levels.

Terraces with splendid views.

The property devotes its lower floor to a jacuzzi area, indoor pool and relaxation room, gym, dance..., all with access to the garden.

SURFACES

Living area	~ 900 m ²
Surface of parcel	~ 4400 m ²
Useful surface	~ 1260 m ²
Volume	~ 6862 cbm

CARACTERISTICS

Number of rooms	20
Number of bedrooms	8
Number of bathrooms	8
Year of construction	1977
Year of restoration	2013
Heating system	Gas
Domestic water heating system	Gas
Heating installation	Radiator, Chimney
Second home	Non authorized
Construction zone	Villa
Communal tax	68 %
Parking places	Yes, obligatory

DISTANCES

Public transports	118 m
Primary school	2947 m
Stores	447 m
Restaurants	489 m

DISTRIBUTION**Lower ground floor**

- 2 en-suite bedrooms with direct access to terrace
- Bedroom with direct access to terrace
- Library with direct access to terrace
- Independent bathroom with shower & bath, wc and washbasin
- Separate toilet with shower and washbasin
- Dressing room
- Fully fitted kitchen, gas hob
- Dining room
- Living room with access to terrace protected from the wind by sliding bay window and blinds
- Buanderie
- Cold room

- Technical room with electrical panel and ventilations
- Technical room with circulation pump for fluid distribution
- Service stairwell with lift
- Connecting staircase with upper ground floor
- All south-facing windows/bays are equipped with electric blinds, roller shutters and insect screens
- Standard windows fitted with roller shutters
- Burglar alarm detection
- Elevator

Upper ground floor

- Main entrance with reception hall
- Cloakroom
- Fully fitted kitchen, gas hob
- Dining room
- Living room with access to covered terrace protected from the wind by sliding bay window and blinds
- Separate toilet and washbasin
- 3 bedrooms with en suite bathrooms and direct access to terrace
- Independent bathroom with shower & baths, wc and washbasin
- Service stairwell with elevator
- Link staircase with lower ground floor
- All south-facing windows/paned windows are equipped with electric blinds, roller shutters and mosquito screens
- Standard windows equipped with roller shutters
- Home automation electric panel
- Burglar alarm detection -Elevator

1st floor

- First floor - attic: Functional apartment comprising:
- Bedroom
 - Bathroom with washbasin and bathtub
 - Separate WC
 - Kitchen
 - Dining room living room
 - Independent access via service staircase Galetas, various storage units, central telephone and central ventilation of wet rooms

Basements

Basement 2:

-Pool technical installations

Basement 1:

-Pool with sliding bay windows on garden level, wc & shower rooms, fitness room, sauna, kitchenette bar, cellars.

-Garden storage room, carnotzet, atomic shelter

-Technical rooms pool ventilation & heating and water introduction

-Emergency generator room

-Elevator and elevator pit

-Burglar alarm detection

-Elevator



LOCATION

This splendid and impressive property is located in the commune of Chardonne. Chardonne is located in the canton of Vaud, on the heights of the Lake Geneva Riviera. The commune is part of the Riviera-Pays-d'Enhaut district and overlooks Lake Geneva. The village is renowned for its terraced vineyards, a UNESCO World Heritage site in the Lavaux region, with remarkable panoramic views of the lake and the Alps. The commune retains a peaceful, residential character, while remaining close to urban centers such as Vevey and Montreux. It boasts local infrastructure, including schools, sports facilities and public transport. Chardonne is also known for its cultural events and its attachment to local traditions. The natural setting is ideal for outdoor activities such as hiking. Combining heritage, nature and quality of life, Chardonne appeals to all its inhabitants and visitors.

NEIGHBOURHOOD

- Green
- Mountains
- Lake
- Shops/Stores
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Tram stop
- Child-friendly
- Playground
- Preschool
- College / University
- Hiking trails

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Exclusive use of garden
- Pond
- Parking
- Garage
- Box

INSIDE CONVENIENCES

- Wheelchair-friendly
- Lift/elevator
- Open kitchen
- Guests lavatory
- Dressing
- Pantry
- Cellar

- Wine cellar
- Garret
- CP-Shelter
- Storeroom
- Workshop
- Sauna
- Fitness room
- Swimming pool
- Craft room
- Unfurnished
- Built-in closet
- Water softener
- Mosquito screen
- Fireplace
- Double glazing
- Skylights
- Bright/sunny
- With front and rear view
- Natural light

EQUIPMENT

- Fitted kitchen
- Kitchen island
- Cooker/stove
- Fridge
- Freezer
- Dishwasher
- Gas stove
- Washing machine
- Dryer
- Shower
- Bath
- Alarm
- Armoured door
- Electric garage door

FINANCIAL DATA**Price****CHF 14'500'000.-****Availability**

To be discussed

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- Electric gate
- Central vacuum
- Ventilation
- Outdoor lighting

FLOOR

- Parquet floor
- Carpet
- Marble

CONDITION

- Good
- To be refurbished
- In it's current state

ORIENTATION

- South
- East
- West

EXPOSURE

- Optimal
- All day

VIEW

- Unobstructed
- Panoramic
- With an open outlook
- Lake
- Mountains

STYLE

- Modern













